

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2003 Assessment Roll

**Area Name / Number:** Burien / 23

**Previous Physical Inspection:** 1999

### Sales - Improved Summary:

Number of Sales: 595

Range of Sale Dates: 1/2001 - 11/2002

#### Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2002 Value</b>	\$51,300	\$130,100	\$181,400	\$194,700	93.2%	11.39%
<b>2003 Value</b>	\$53,500	\$138,500	\$192,000	\$194,700	98.6%	11.16%
<b>Change</b>	+\$2,200	+\$8,400	+\$10,600		+5.4%	-0.23%
<b>% Change</b>	+4.3%	+6.5%	+5.8%		+5.8%	-2.03%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.23% and -2.03% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2002 or any existing residence where the data for 2002 is significantly different from the data for 2003 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2002 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

#### Population - Improved Parcel Summary:

	Land	Imps	Total
<b>2002 Value</b>	\$54,000	\$132,700	\$186,700
<b>2003 Value</b>	\$56,200	\$141,700	\$197,900
<b>Percent Change</b>	+4.1%	+6.8%	+6.0%

Number of one to three unit residences in the Population: 6901

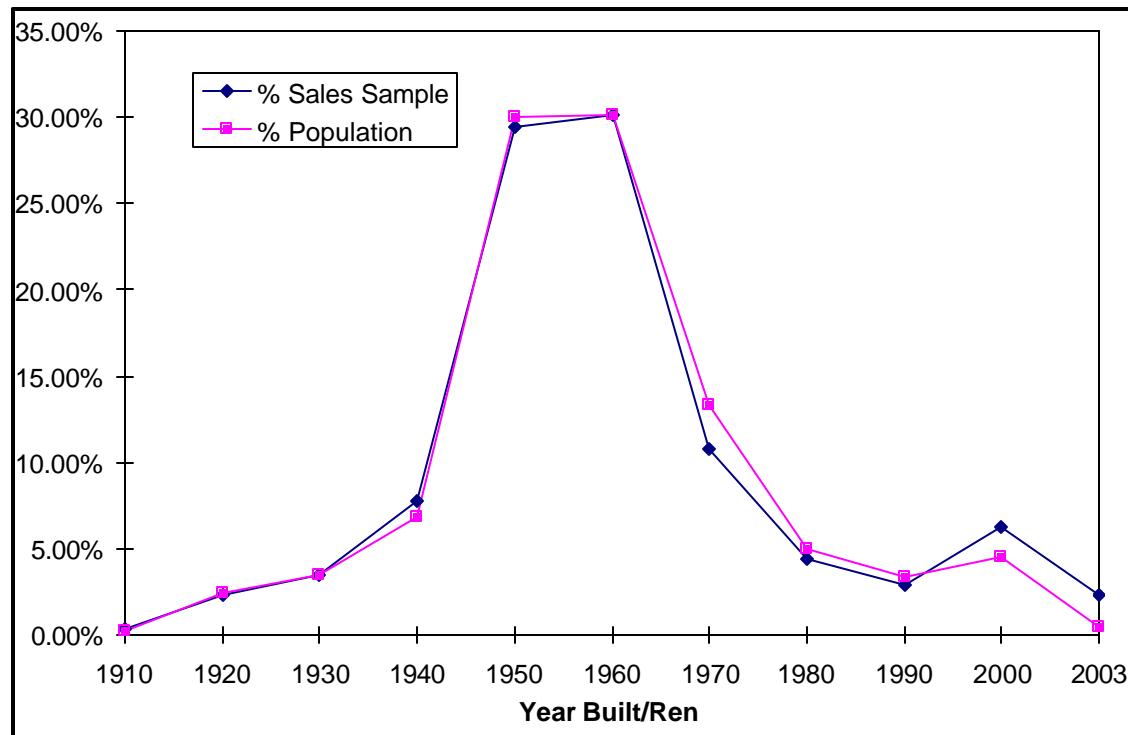
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, sub-areas 2 and 7 had a lower average ratio (assessed value/sales price) than the other sub-areas, so the formula adjusts properties in sub-area 2 and 7 upward more than in the other sub-areas. There was statistically significant variation of ratios by Above Ground Living Area and Stories strata. The average assessment ratio of two story homes properties was higher than that of one story and one and one half story homes. Homes with above ground living area greater than 2000 square feet were at a lower assessment ratio than smaller homes. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2003 assessment roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	2	0.34%
1920	14	2.35%
1930	21	3.53%
1940	46	7.73%
1950	175	29.41%
1960	179	30.08%
1970	64	10.76%
1980	26	4.37%
1990	17	2.86%
2000	37	6.22%
2003	14	2.35%
	595	

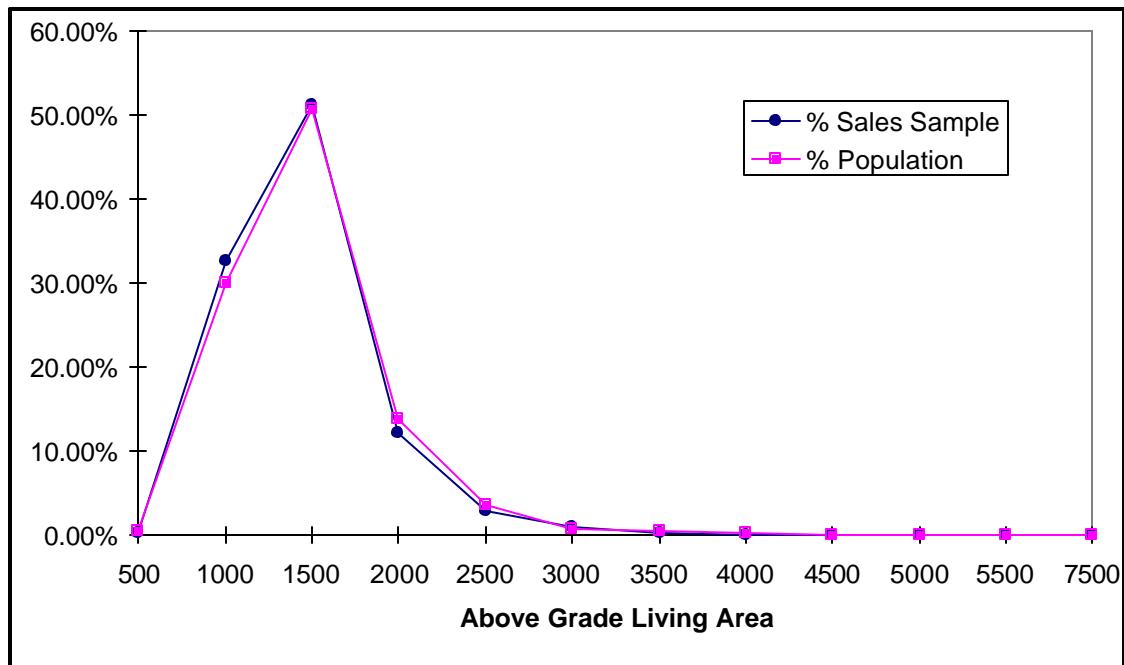
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	15	0.22%
1920	173	2.51%
1930	243	3.52%
1940	473	6.85%
1950	2071	30.01%
1960	2079	30.13%
1970	920	13.33%
1980	347	5.03%
1990	236	3.42%
2000	309	4.48%
2003	35	0.51%
	6901	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

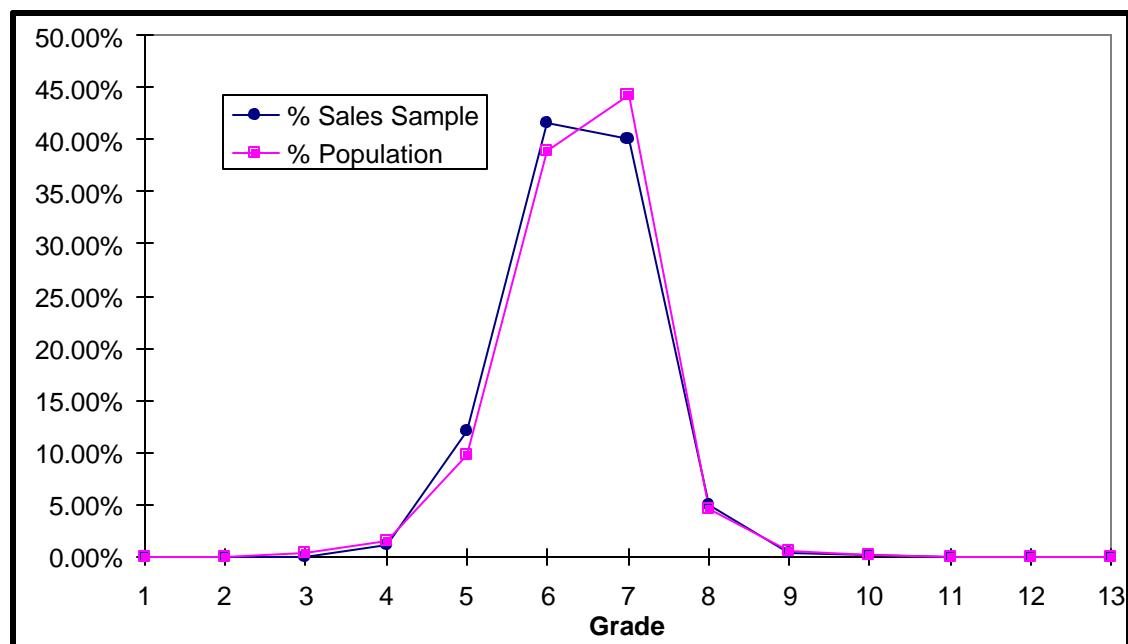
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	1	0.17%	500	34	0.49%
1000	194	32.61%	1000	2061	29.87%
1500	304	51.09%	1500	3505	50.79%
2000	72	12.10%	2000	956	13.85%
2500	17	2.86%	2500	249	3.61%
3000	6	1.01%	3000	55	0.80%
3500	1	0.17%	3500	30	0.43%
4000	0	0.00%	4000	9	0.13%
4500	0	0.00%	4500	2	0.03%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	0	0.00%
	595			6901	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

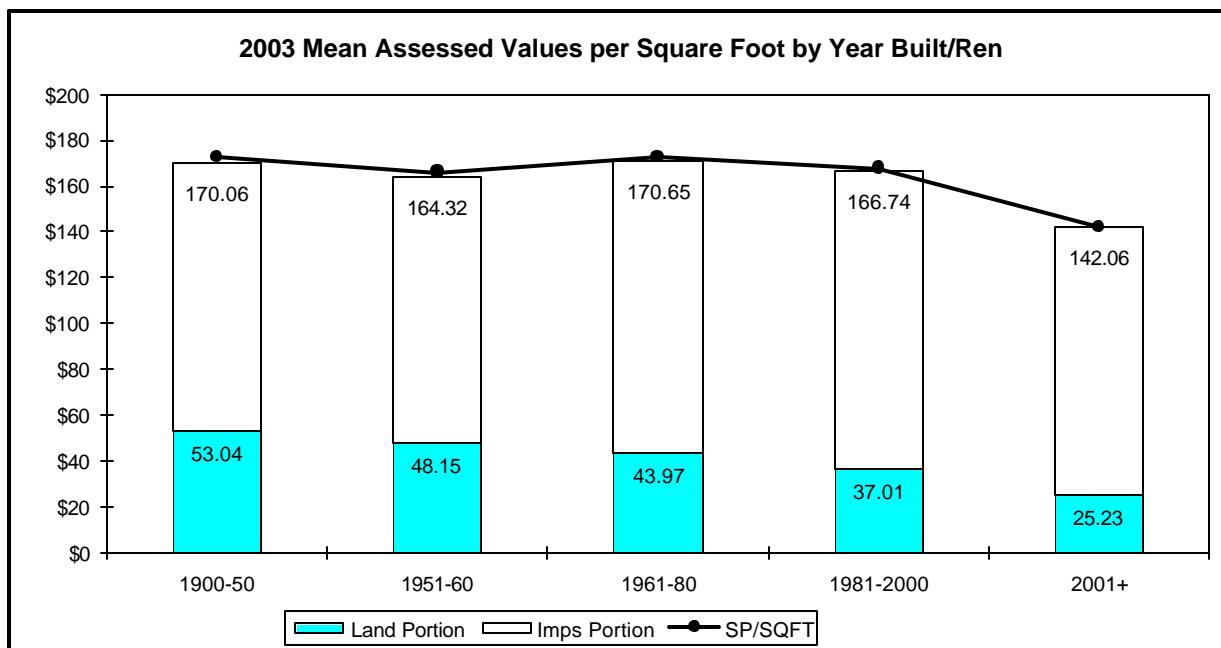
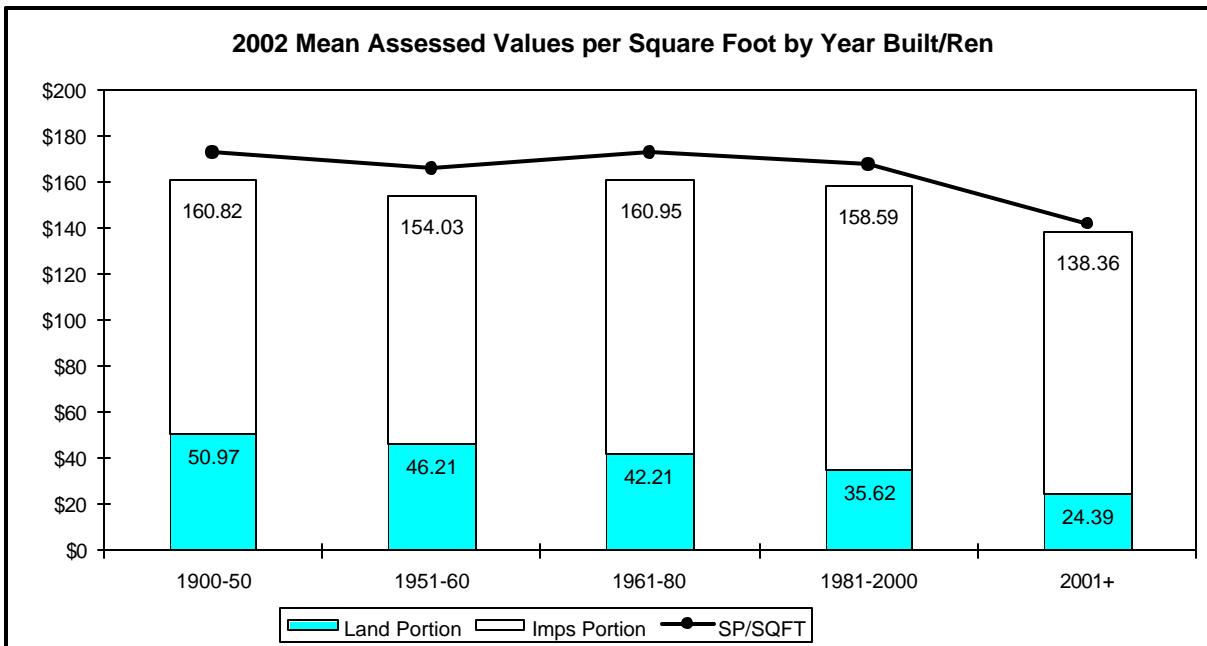
### Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	20	0.29%
4	6	1.01%	4	98	1.42%
5	72	12.10%	5	673	9.75%
6	247	41.51%	6	2688	38.95%
7	238	40.00%	7	3061	44.36%
8	29	4.87%	8	311	4.51%
9	2	0.34%	9	37	0.54%
10	1	0.17%	10	12	0.17%
11	0	0.00%	11	1	0.01%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	595			6901	



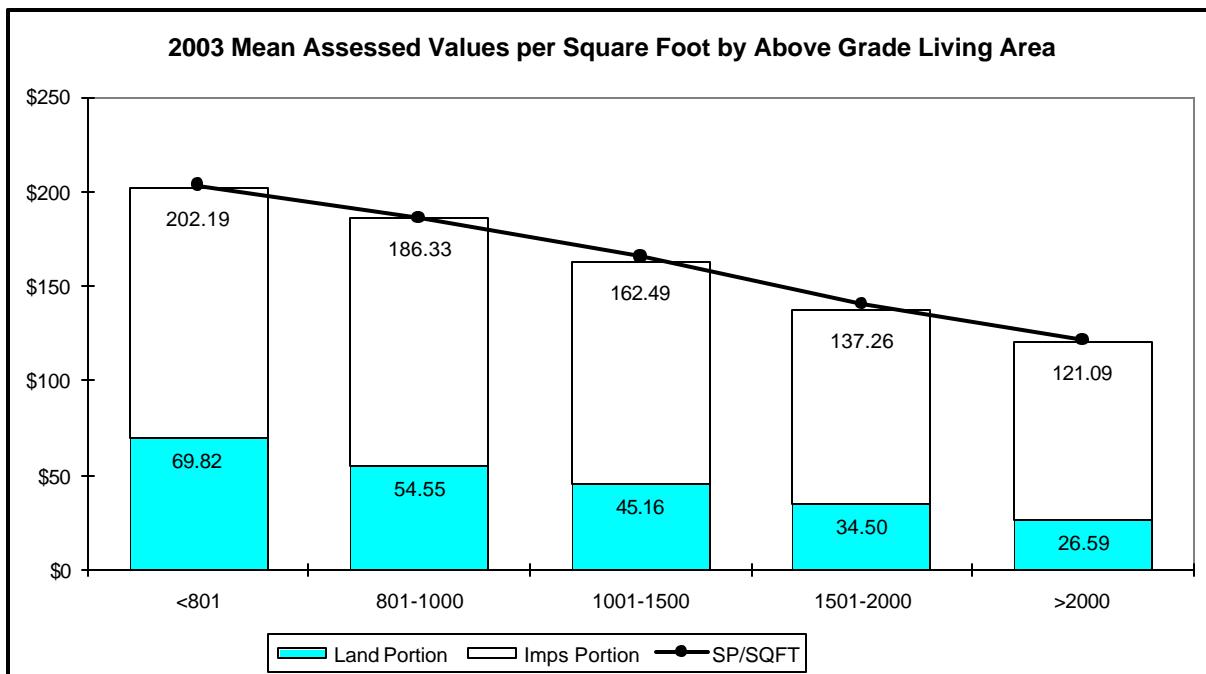
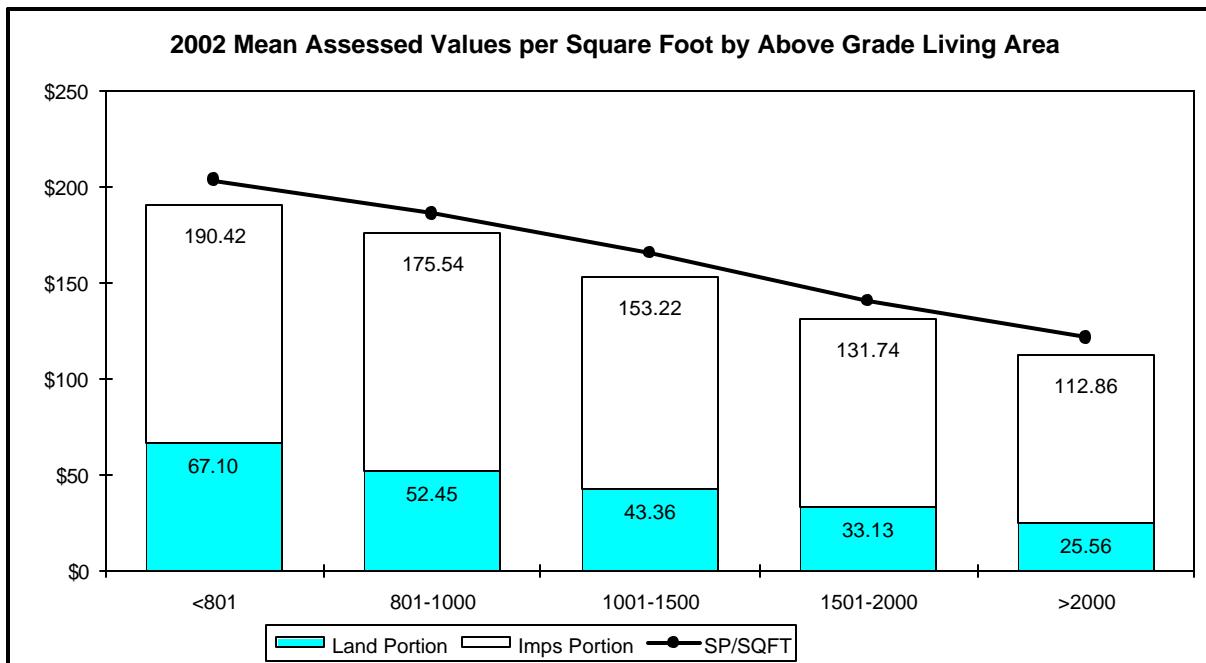
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Year Built or Year Renovated***



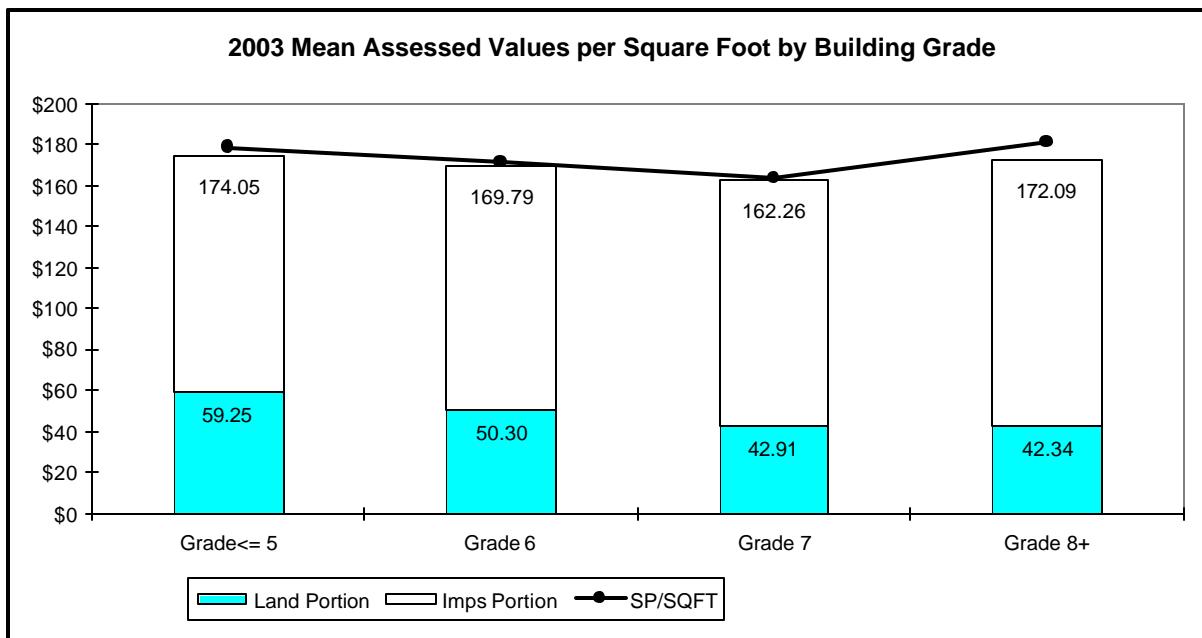
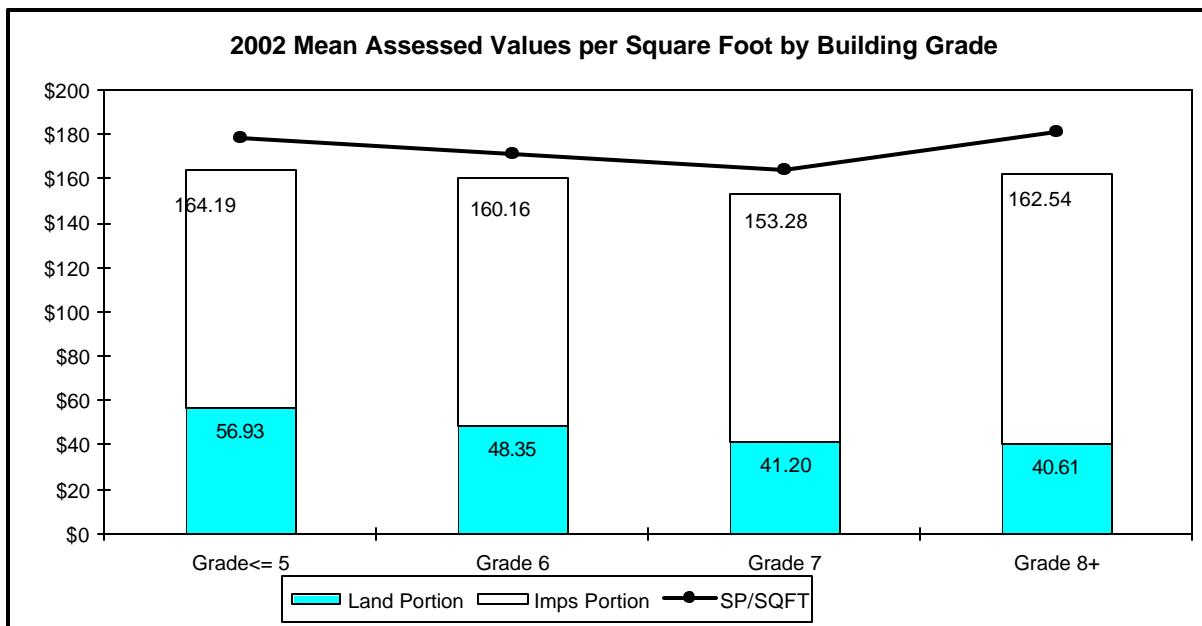
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2003 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2002 and 2003 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2003 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2001 through 11/30/2002 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2002
6. Existing residences where the data for 2002 is significantly different than the data for 2003 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

### ***Land update***

Based on the 9 usable land sales available in the area, and their 2002 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 4.1% increase in land assessments in the area for the 2003 Assessment Year. The formula is:

2003 Land Value = 2002 Land Value x 1.05, with the result rounded down to the next \$1,000.

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 595 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2003 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, subarea 2 and subarea 7 required a greater upward adjustment than other subareas. Houses with total above ground living area of 2000 square feet or larger received a greater upward adjustment. Two story houses received a lesser adjustment.

The derived adjustment formula is:

$$2003 \text{ Total Value} = 2002 \text{ Total Value} / 0.953999 - 0.02793501 * \text{Sub2} - 0.04554171 * \text{Sub7} - 0.05234995 * \text{BigAgla} + 0.05936359 * \text{SndY\_N}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2003 \text{ Improvements Value} = 2003 \text{ Total Value} \text{ minus } 2003 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value. New Land Value + Select Imps Value \* 1.065 = New Total Value.
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2003 Land Value + Previous Improvement Value \* 1.00).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*If residential properties exist on commercially zoned land, there is no change from previous value. (2003 total value = 2002 total value)

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2003 \text{ Total Value} = 2003 \text{ Land Value} + \text{Previous Improvement Value} * 1.065, \text{ with results rounded down to the next } \$1,000$$

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 23 Annual Update Model Adjustments

**2003 Total Value = 2002 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

4.82%	
<b>Sub2</b>	<b>Yes</b>
% Adjustment	3.16%
<b>Sub7</b>	<b>Yes</b>
% Adjustment	5.25%
<b>AGLA Greater Than 2000 Sq Ft</b>	<b>Yes</b>
% Adjustment	6.09%
<b>Second Floor</b>	<b>Yes</b>
% Adjustment	-6.14%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel in Sub 7 with a two story house would *approximately* receive a 3.93 upward adjustment (4.82% + 5.25% - 6.14%).

Generally parcels in Sub 2 and Sub 7 were at a lower assessment level than other areas. Parcels with above ground living area greater than 2000 square feet were at a lower assessment level. Parcels with a two story house were at a slightly higher assessment level. This model corrects for these strata differences.

There are 57 parcels that would receive only upward multiple variable adjustments. 41 parcels in Sub 2 with AGLA greater than 2000 Sq. Ft. would receive a total upward adjustment of 14.07% (4.82% + 3.16% + 6.09%). 16 parcels in Sub 7 with AGLA greater than 2000 Sq. Ft. would receive a total upward adjustment of 16.16% (4.82% + 5.25% + 6.09%).

50 of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

## Area 23 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.986.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<=5	78	0.918	0.972	5.9%	0.941	1.004
6	247	0.937	0.993	6.0%	0.979	1.008
7	238	0.936	0.990	5.7%	0.977	1.002
8>	32	0.901	0.954	5.9%	0.912	0.996
Year Built or Year Renovated	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1900-1950	258	0.929	0.982	5.7%	0.967	0.997
1951-1960	179	0.928	0.990	6.7%	0.974	1.005
1961-1980	90	0.932	0.988	6.0%	0.967	1.008
1981-2000	54	0.941	0.988	5.0%	0.962	1.015
2001+	14	0.967	0.988	2.2%	0.944	1.032
Condition	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
Fair	20	0.844	0.904	7.1%	0.846	0.962
Average	388	0.935	0.988	5.7%	0.977	0.999
Good	158	0.931	0.987	6.1%	0.970	1.004
Very Good	29	0.937	0.991	5.7%	0.952	1.030
Stories	Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1	484	0.928	0.987	6.3%	0.977	0.997
1.5	65	0.922	0.976	5.8%	0.950	1.002
2	46	0.968	0.991	2.4%	0.963	1.018

## Area 23 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2003 weighted mean is 0.986.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

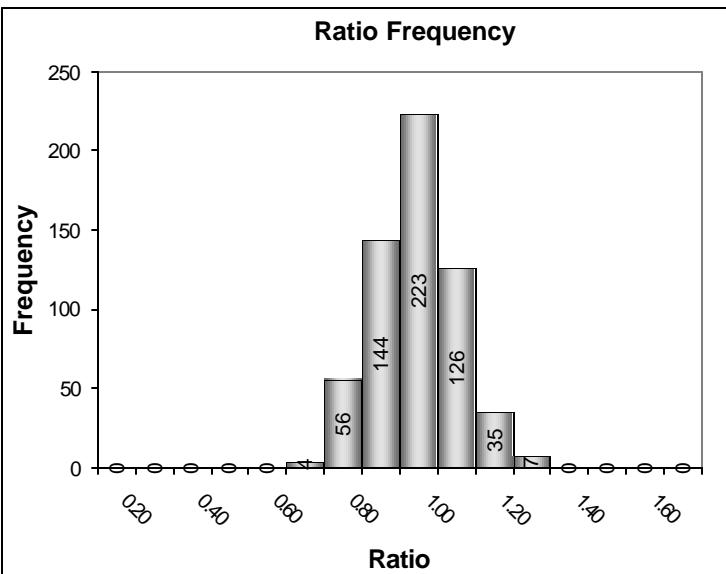
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living		Count	2002 Weighted Mean	2003 Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<801		76	0.936	0.994	6.2%	0.965	1.022
801-1000		119	0.942	1.000	6.2%	0.979	1.021
1001-1500		304	0.926	0.982	6.0%	0.969	0.994
1501-2000		72	0.939	0.978	4.1%	0.954	1.001
>2000		24	0.927	0.995	7.3%	0.950	1.039
View Y/N		Count	Weighted Mean	Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N		563	0.933	0.987	5.8%	0.978	0.997
Y		32	0.915	0.969	5.9%	0.922	1.017
Wft Y/N		Count	Weighted Mean	Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
N		595	0.932	0.986	5.8%	0.977	0.995
Sub		Count	Weighted Mean	Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
1		138	0.938	0.978	4.3%	0.957	0.999
2		216	0.919	0.988	7.5%	0.974	1.002
4		110	0.950	0.991	4.3%	0.969	1.014
6		70	0.951	0.990	4.1%	0.967	1.014
7		61	0.907	0.985	8.7%	0.958	1.013
Lot Size		Count	Weighted Mean	Weighted Mean	Percent Change	2003 Lower 95% C.L..	2003 Upper 95% C.L.
<=8000		280	0.927	0.983	5.9%	0.970	0.995
8001-16000		288	0.934	0.987	5.7%	0.974	1.000
>16000		27	0.949	1.010	6.4%	0.961	1.059

# Annual Update Ratio Study Report (Before)

## 2002 Assessments

<b>District/Team:</b> SW / Team - 1	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 1/2/2003	<b>Sales Dates:</b> 1/2001 - 11/2002
<b>Area</b> 23 - Burien	<b>Appr ID:</b> LBRA	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b> 595			
<b>Mean Assessed Value</b>	181,400		
<b>Mean Sales Price</b>	194,700		
<b>Standard Deviation AV</b>	44.553		
<b>Standard Deviation SP</b>	51.272		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.942		
<b>Median Ratio</b>	0.937		
<b>Weighted Mean Ratio</b>	0.932		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.676		
<b>Highest ratio:</b>	1.258		
<b>Coefficient of Dispersion</b>	9.13%		
<b>Standard Deviation</b>	0.107		
<b>Coefficient of Variation</b>	11.39%		
<b>Price Related Differential (PRD)</b>	1.011		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.925		
<i>Upper limit</i>	0.950		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.933		
<i>Upper limit</i>	0.950		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	6901		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.107		
<b>Recommended minimum:</b>	18		
<b>Actual sample size:</b>	595		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	304		
# ratios above mean:	291		
<b>Z:</b>	0.533		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



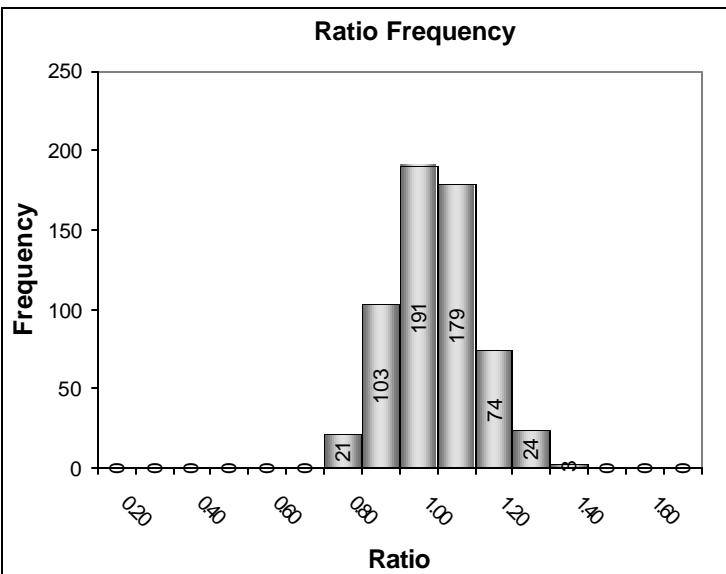
### COMMENTS:

1 to 3 Unit Residences throughout area 23

# Annual Update Ratio Study Report (After)

## 2003 Assessments

<b>District/Team:</b> SW / Team - 1	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 1/2/2003	<b>Sales Dates:</b> 1/2001 - 12/2002
<b>Area</b> 23 - Burien	<b>Appr ID:</b> LBRA	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 595			
<b>Mean Assessed Value</b>	192,000		
<b>Mean Sales Price</b>	194,700		
<b>Standard Deviation AV</b>	46,463		
<b>Standard Deviation SP</b>	51,272		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.997		
<b>Median Ratio</b>	0.994		
<b>Weighted Mean Ratio</b>	0.986		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.709		
<b>Highest ratio:</b>	1.310		
<b>Coefficient of Dispersion</b>	8.93%		
<b>Standard Deviation</b>	0.111		
<b>Coefficient of Variation</b>	11.16%		
<b>Price Related Differential (PRD)</b>	1.011		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.985		
<i>Upper limit</i>	1.005		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.988		
<i>Upper limit</i>	1.006		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	6901		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.111		
<b>Recommended minimum:</b>	20		
<b>Actual sample size:</b>	595		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	303		
# ratios above mean:	292		
<i>Z:</i>	0.451		
<b>Conclusion:</b>	Normal*		
<i>*i.e. no evidence of non-normality</i>			



### COMMENTS:

1 to 3 Unit Residences throughout area 23

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	159160	0258	6/22/2001	204000	620	0	5	1940	4	8960	N	N	2223 SW 114TH ST
1	012303	9293	1/30/2001	149000	640	0	5	1942	4	4026	N	N	2416 SW 98TH ST
1	630340	1040	8/15/2001	96000	640	0	5	1942	2	8382	N	N	11054 17TH AV SW
1	159160	0174	6/12/2001	123000	650	0	5	1937	3	7869	N	N	2130 SW 114TH ST
1	815160	0170	3/5/2001	114500	650	0	5	1941	3	11470	N	N	10817 25TH AV SW
1	630340	0101	12/21/2001	126500	660	0	5	1941	4	3800	N	N	1816 SW 106TH ST
1	159160	0270	3/18/2002	185000	720	0	5	1935	5	11180	N	N	2131 SW 114TH ST
1	630340	0695	11/18/2002	167000	780	0	5	1918	4	9144	N	N	10742 19TH AV SW
1	159160	0065	4/18/2002	197500	820	0	5	1940	3	7800	N	N	2401 SW 112TH ST
1	721140	1445	5/1/2002	165000	830	0	5	1947	4	5367	N	N	1721 SW 102ND ST
1	630340	1280	4/16/2002	130000	840	0	5	1917	4	8382	N	N	11063 18TH AV SW
1	815160	0430	5/3/2002	223000	860	0	5	1930	5	11850	N	N	10720 25TH AV SW
1	630340	0525	5/3/2002	185000	880	0	5	1918	4	9846	N	N	10643 19TH AV SW
1	630340	0795	2/12/2001	190000	960	0	5	1920	4	8382	N	N	10722 18TH AV SW
1	815160	0030	4/26/2001	151000	1010	0	5	1930	4	12950	N	N	11044 26TH AV SW
1	012303	9203	7/3/2002	169950	1060	0	5	1936	3	8160	N	N	9640 25TH AV SW
1	012303	9393	9/24/2001	189000	1150	0	5	1939	3	13500	N	N	9855 21ST AV SW
1	815160	0622	7/22/2002	135000	1220	0	5	1947	3	11250	N	N	11060 24TH PL SW
1	726220	0080	9/26/2002	320000	1230	380	5	1939	5	16200	N	N	9824 30TH AV SW
1	630340	0780	6/10/2002	159900	1620	0	5	1909	3	8573	N	N	1721 SW 107TH ST
1	630340	1320	1/15/2002	155000	610	0	6	1942	3	8382	N	N	11011 18TH AV SW
1	630340	1135	8/6/2001	132450	710	0	6	1945	3	8382	N	N	11036 18TH AV SW
1	815160	0292	1/7/2002	125500	720	0	6	1947	4	11580	N	N	10426 26TH AV SW
1	012303	9537	4/23/2001	139950	730	0	6	1961	3	8704	N	N	10012 26TH AV SW
1	769460	0231	4/12/2001	129950	750	0	6	1947	3	6050	N	N	2631 SW 106TH ST
1	630340	0460	1/26/2001	125000	770	0	6	1951	3	8636	N	N	10637 18TH AV SW
1	721140	1485	8/9/2002	150000	780	0	6	1943	3	5000	N	N	10222 18TH AV SW
1	721140	2275	5/18/2001	136100	790	0	6	1930	3	4212	N	N	10258 21ST AV SW
1	630340	0119	8/27/2001	145000	800	0	6	1922	4	8636	N	N	10429 18TH AV SW
1	721140	1685	9/20/2001	135000	820	0	6	1948	3	5380	N	N	10204 19TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	012303	9274	8/24/2001	185000	840	0	6	1964	3	8200	N	N	9659 24TH AV SW
1	815160	0440	11/27/2001	189000	850	0	6	1947	4	10125	N	N	10728 25TH AV SW
1	012303	9164	5/3/2002	198950	860	0	6	1942	4	16320	N	N	9648 26TH AV SW
1	012303	9434	7/10/2001	247000	860	290	6	1953	4	6000	N	N	10256 26TH AV SW
1	721140	1825	9/13/2002	170000	860	0	6	1949	4	5000	N	N	10247 18TH AV SW
1	012303	9213	8/2/2002	190000	870	630	6	1939	4	8160	N	N	9850 25TH AV SW
1	815160	0701	6/11/2002	169950	870	0	6	1940	4	11100	N	N	11062 25TH AV SW
1	721140	2295	3/26/2002	181000	880	400	6	1962	3	5000	Y	N	10253 20TH AV SW
1	769460	0125	1/12/2001	215000	900	0	6	1938	4	28080	N	N	2635 SW 104TH ST
1	721140	1535	9/6/2001	165000	920	0	6	1925	3	5000	N	N	10248 18TH AV SW
1	630340	1260	8/23/2001	225000	940	140	6	1925	4	6350	N	N	11054 19TH AV SW
1	815160	0642	9/21/2001	228500	990	250	6	1944	4	8370	N	N	2220 SW 112TH ST
1	929020	0030	9/20/2002	135000	1000	0	6	1955	3	6314	N	N	2815 SW 99TH ST
1	721140	2175	9/19/2002	210000	1020	0	6	1942	4	4863	Y	N	10206 21ST AV SW
1	815160	0411	9/25/2002	190000	1020	0	6	1953	3	7377	N	N	10709 24TH AV SW
1	630340	0125	8/23/2001	182000	1070	820	6	1992	3	8636	N	N	10419 18TH AV SW
1	630340	0125	8/20/2002	225000	1070	820	6	1992	3	8636	N	N	10419 18TH AV SW
1	630340	1405	9/19/2002	167500	1070	0	6	1948	4	8382	N	N	11043 19TH AV SW
1	630340	1385	4/8/2001	150000	1100	0	6	1927	3	8945	Y	N	1904 SW 112TH ST
1	630340	1385	7/29/2002	230000	1100	0	6	1927	3	8945	Y	N	1904 SW 112TH ST
1	769460	0230	3/29/2002	221000	1100	0	6	1947	3	6090	N	N	10620 28TH AV SW
1	815160	0394	5/10/2001	166850	1100	0	6	1953	4	7320	N	N	2427 SW 106TH ST
1	012303	9183	2/12/2002	179950	1110	0	6	1948	4	8160	N	N	9615 25TH AV SW
1	721140	0770	2/26/2001	221000	1130	0	6	1947	4	6000	N	N	10030 18TH AV SW
1	012303	9125	5/3/2001	242000	1150	0	6	1930	3	7679	N	N	9836 21ST AV SW
1	630340	1170	8/1/2002	149500	1190	0	6	1941	3	8382	N	N	11061 17TH AV SW
1	502940	0095	8/14/2001	191500	1200	0	6	1950	3	7680	N	N	10750 27TH AV SW
1	122303	9096	6/26/2002	250000	1250	550	6	1946	5	8855	N	N	11622 23RD AV SW
1	630340	0665	10/17/2001	209700	1280	0	6	1919	5	8573	N	N	10703 19TH AV SW
1	630340	0815	5/23/2002	160000	1370	0	6	1960	3	8382	N	N	10750 18TH AV SW
1	815160	0962	8/5/2002	230000	1380	160	6	1937	4	9180	N	N	10409 22ND AV SW

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**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	630340	0040	11/19/2001	182500	1390	0	6	1980	3	8636	N	N	10437 19TH AV SW
1	721140	0507	2/15/2002	188000	1440	0	6	2001	3	2500	N	N	10014 19TH AV SW
1	721140	0508	2/25/2002	192000	1440	0	6	2001	3	2500	N	N	10018 19TH AV SW
1	630340	0121	6/17/2002	200000	1460	0	6	1965	3	8636	N	N	10425 18TH AV SW
1	630340	0575	9/5/2002	189500	1610	0	6	1956	4	8382	N	N	10720 21ST AV SW
1	012303	9483	11/1/2001	239750	1820	0	6	1991	3	8726	N	N	11041 28TH AV SW
1	769460	0010	2/5/2001	255000	1830	0	6	1937	4	20027	N	N	10405 26TH AV SW
1	012303	9577	8/3/2001	185000	1850	0	6	1949	4	9563	N	N	10040 26TH AV SW
1	769460	0303	1/3/2001	152500	860	0	7	1958	3	6500	N	N	10617 28TH AV SW
1	012303	9327	8/30/2002	223300	920	400	7	1980	3	8159	N	N	9659 22ND AV SW
1	764220	0090	9/18/2001	184950	970	0	7	1955	3	7100	N	N	11817 18TH AV SW
1	012303	9523	10/3/2002	190000	1000	0	7	1958	3	9966	N	N	2624 SW 104TH ST
1	721140	0645	8/30/2001	172000	1010	0	7	1961	3	5000	N	N	10039 18TH AV SW
1	815160	0676	3/22/2002	217000	1010	800	7	1961	3	7349	N	N	11061 24TH PL SW
1	815160	1131	11/6/2002	214900	1010	0	7	1960	3	7280	N	N	10751 21ST AV SW
1	159160	0405	5/17/2001	249000	1020	280	7	1960	3	12860	N	N	11506 20TH AV SW
1	012303	9491	3/16/2001	209950	1040	750	7	1958	4	8194	N	N	11105 28TH AV SW
1	122303	9197	10/1/2002	233000	1050	620	7	1959	4	9940	N	N	11639 23RD AV SW
1	159160	0436	11/4/2002	219980	1050	0	7	1981	3	7405	N	N	11528 18TH PL SW
1	159160	0438	9/25/2002	199950	1050	0	7	1981	3	7840	N	N	11516 18TH PL SW
1	769460	0100	6/26/2001	210000	1050	0	7	1973	3	7200	N	N	2711 SW 105TH ST
1	769460	0400	2/20/2002	199950	1050	250	7	1973	3	7616	N	N	2818 SW 106TH ST
1	122303	9202	8/15/2002	238000	1060	540	7	1958	3	7370	N	N	11645 23RD AV SW
1	769400	0030	9/26/2001	177500	1080	0	7	1958	4	7515	N	N	10631 27TH AV SW
1	764220	0150	1/23/2002	239950	1090	560	7	1962	3	11000	N	N	1715 SW 119TH ST
1	159160	0336	11/26/2001	203000	1110	1110	7	1957	3	9300	N	N	2136 SW 116TH ST
1	815160	0820	12/19/2001	198150	1110	0	7	1977	3	12984	N	N	10814 24TH AV SW
1	351050	0120	5/20/2002	160000	1120	0	7	1960	3	8300	N	N	11651 18TH AV SW
1	012303	9514	12/17/2001	262500	1150	600	7	1959	3	8200	N	N	10918 29TH PL SW
1	159160	0365	6/13/2001	244000	1150	600	7	1934	4	13380	Y	N	11455 21ST AV SW
1	159160	0217	7/29/2002	197000	1200	0	7	1953	3	9920	N	N	2509 SW 114TH ST

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**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	159160	0678	10/16/2002	244000	1220	560	7	1957	3	7080	N	N	11212 21ST AV SW
1	726220	0101	11/14/2002	228500	1230	720	7	1965	3	7221	N	N	9862 30TH AV SW
1	928680	0030	11/20/2002	272990	1230	670	7	1952	3	19634	N	N	11017 26TH AV SW
1	159160	0395	2/9/2001	230000	1260	660	7	1950	4	12425	N	N	1928 SW 116TH ST
1	159160	0120	4/16/2002	215000	1270	670	7	1994	3	5757	N	N	2514 SW 114TH ST
1	721140	1810	3/1/2001	181000	1270	0	7	1997	3	2500	N	N	10251 18TH AV SW
1	721140	0535	10/22/2001	190000	1290	0	7	1957	3	5000	N	N	10028 19TH AV SW
1	769460	0250	9/24/2001	184950	1300	0	7	1950	3	7100	N	N	10721 28TH AV SW
1	783280	0061	8/27/2002	237000	1300	0	7	1948	3	11144	N	N	10912 28TH AV SW
1	815160	0601	6/20/2001	240000	1300	740	7	1961	4	11250	N	N	11044 24TH PL SW
1	012303	9499	10/12/2001	325000	1320	400	7	1961	3	20882	N	N	2861 SW 111TH PL
1	726220	0042	3/23/2001	214500	1320	380	7	1978	4	8860	N	N	2910 SW 97TH CT
1	769460	0251	7/3/2002	221500	1340	0	7	1951	3	7100	N	N	10715 28TH AV SW
1	815160	0790	9/10/2001	275000	1360	580	7	1930	4	21250	Y	N	10735 22ND AV SW
1	928680	0003	12/31/2001	250000	1360	0	7	1970	3	17820	N	N	2626 SW 112TH ST
1	122303	9171	6/12/2002	214000	1370	0	7	1954	4	8400	N	N	11629 21ST AV SW
1	159160	0226	12/24/2001	230000	1380	520	7	1966	3	8640	N	N	2316 SW 115TH ST
1	932000	0030	7/12/2002	191400	1380	0	7	1967	3	8650	N	N	2425 SW 103RD ST
1	159160	0527	10/1/2002	218950	1390	840	7	1959	3	9120	N	N	1659 SW 114TH ST
1	630340	0720	5/21/2002	219500	1410	0	7	1984	3	7806	N	N	10766 19TH AV SW
1	688080	0080	12/3/2001	227000	1460	0	7	1954	4	6997	N	N	10728 29TH PL SW
1	688080	0070	4/10/2002	255000	1470	0	7	1954	4	6935	N	N	10718 29TH PL SW
1	159160	0506	2/28/2002	260000	1520	80	7	1940	3	19840	N	N	1815 SW 114TH ST
1	502940	0005	6/19/2002	214500	1520	0	7	1950	4	7691	N	N	10757 27TH AV SW
1	159160	0677	7/22/2002	221000	1570	0	7	1937	4	11210	N	N	11204 21ST AV SW
1	815160	0020	12/10/2001	260000	1580	240	7	1984	3	12950	N	N	11050 26TH AV SW
1	122303	9181	1/10/2002	206000	1620	0	7	1955	3	7289	N	N	2003 SW 119TH ST
1	012303	9579	2/4/2002	190000	1670	0	7	1963	3	13346	N	N	10046 26TH AV SW
1	159160	0378	3/20/2002	186000	1820	0	7	1954	3	8320	N	N	11460 21ST AV SW
1	012303	9310	4/9/2001	242000	1840	0	7	1953	4	22440	N	N	9815 28TH AV SW
1	285360	0161	1/15/2002	235000	1910	0	7	1962	4	8700	N	N	9846 28TH AV SW

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**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
1	012303	9313	11/14/2001	288750	1920	0	7	1989	3	9000	N	N	9811 28TH AV SW
1	769400	0020	3/26/2002	259950	1980	0	7	1958	3	7488	N	N	10622 27TH AV SW
1	159160	0187	9/7/2001	302000	2330	0	7	1996	3	7211	N	N	2126 SW 114TH ST
1	815160	0830	10/22/2002	390000	2950	0	7	1932	3	22725	Y	N	10711 22ND AV SW
1	159160	0597	10/16/2001	255000	1100	320	8	1975	3	8960	N	N	11316 19TH PL SW
1	159160	0610	4/17/2001	216300	1260	840	8	1958	3	11000	Y	N	1806 SW 114TH ST
1	159160	0237	10/9/2002	290000	1320	410	8	1965	3	7313	N	N	11411 23RD AV SW
1	122303	9041	5/2/2002	309500	1340	370	8	1962	3	12093	Y	N	2519 SW 119TH PL
1	778530	0080	3/24/2001	242500	1350	240	8	1966	3	7700	Y	N	1915 SW 116TH ST
1	815160	0623	6/17/2002	345000	1600	230	8	1942	4	13050	Y	N	11053 22ND AV SW
1	815160	0531	9/4/2002	274000	1720	0	8	1988	3	10438	N	N	10918 25TH AV SW
1	285360	0176	4/27/2001	292000	2030	0	8	2001	3	7392	N	N	2604 SW 100TH ST
1	815160	0540	3/13/2002	302000	2110	0	8	1981	3	7055	Y	N	10927 24TH PL SW
1	159160	0205	5/21/2002	299950	2190	0	8	1988	3	8699	N	N	2521 SW 114TH ST
1	815160	0760	1/18/2002	400000	2470	0	9	1991	3	16600	Y	N	10765 22ND AV SW
2	062304	9291	3/15/2002	120000	600	0	4	1947	4	7980	N	N	10252 11TH AV SW
2	797320	1715	5/30/2002	103000	650	0	4	1943	3	5400	N	N	520 SW 102ND ST
2	752000	0005	8/12/2002	109000	940	0	4	1933	4	11286	N	N	1003 SW 118TH ST
2	172180	0985	4/3/2001	99900	540	0	5	1936	4	3060	N	N	10602 2ND AV SW
2	072304	9253	3/26/2001	139000	560	0	5	1946	4	6750	N	N	916 SW 118TH ST
2	938220	0065	8/7/2002	130000	580	580	5	1946	3	6414	N	N	1022 SW 118TH ST
2	752000	0240	5/15/2002	136000	590	0	5	1928	5	5080	N	N	1244 SW 119TH ST
2	172180	0300	9/18/2002	125000	600	0	5	1930	2	12240	N	N	10634 4TH AV SW
2	062304	9225	11/15/2001	121650	670	0	5	1949	3	9000	N	N	815 SW 102ND ST
2	788960	0775	11/20/2001	159950	680	0	5	1942	4	6000	N	N	12218 1ST AV SW
2	172180	0630	10/28/2002	159000	700	0	5	1945	4	6630	N	N	10452 3RD AV SW
2	072304	9281	11/4/2002	86000	750	0	5	1948	2	8450	N	N	12015 4TH AV SW
2	797320	0685	2/22/2002	128800	750	350	5	1938	4	5737	N	N	9617 10TH AV SW
2	355080	0062	1/10/2002	112000	770	0	5	1940	3	7956	N	N	10226 10TH AV SW
2	241460	0180	10/24/2002	165000	780	0	5	1937	4	8925	N	N	16 SW 102ND ST
2	752000	0695	2/27/2002	143950	790	0	5	1921	3	4495	N	N	11920 11TH PL SW

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**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	172180	1315	8/16/2001	126000	800	0	5	1935	4	4080	N	N	10626 2ND PL SW
2	104100	0046	7/27/2001	130000	820	0	5	1953	3	8040	N	N	10715 11TH AV SW
2	788960	0465	1/10/2001	104000	830	0	5	1942	3	4500	N	N	12219 2ND PL SW
2	062304	9362	10/12/2001	119500	910	0	5	1942	3	7680	N	N	1005 SW 106TH ST
2	072304	9274	5/29/2001	150000	920	0	5	1951	4	8100	N	N	11244 11TH AV SW
2	662040	0555	3/26/2001	158750	920	0	5	1942	5	5000	Y	N	10113 MYERS WY S
2	072304	9533	6/12/2001	200000	970	520	5	1940	4	9112	N	N	813 SW 116TH ST
2	788960	1070	6/23/2001	127000	1000	0	5	1942	4	6000	N	N	12428 1ST AV SW
2	062304	9217	1/9/2002	156000	1010	0	5	1945	3	7200	N	N	823 SW 106TH ST
2	788960	1580	6/5/2002	152000	1010	0	5	1941	5	7800	N	N	12429 2ND PL SW
2	062304	9168	11/26/2001	130000	1060	0	5	1940	2	18126	N	N	10647 8TH AV SW
2	072304	9342	7/8/2002	186000	1060	0	5	1940	4	9102	N	N	428 SW 120TH ST
2	241460	0210	10/7/2002	215000	1080	0	5	1941	3	7541	N	N	10220 1ST AV SW
2	072304	9319	6/12/2002	169500	1090	0	5	1946	4	5424	N	N	1015 SW 112TH ST
2	062304	9179	8/15/2002	186000	1140	0	5	1939	5	5800	N	N	1115 SW 106TH ST
2	241460	0025	7/12/2002	179950	1190	600	5	1920	3	7577	N	N	318 SW 102ND ST
2	345100	0422	12/28/2001	174000	1300	0	5	1920	5	9685	N	N	11038 14TH AV SW
2	072304	9489	8/10/2001	198900	1350	0	5	1942	5	7062	N	N	11225 14TH AV SW
2	938220	0030	12/18/2001	145000	1460	0	5	1925	3	7673	N	N	1044 SW 118TH ST
2	062304	9227	8/27/2001	199999	1630	0	5	1934	5	4620	N	N	10401 4TH AV SW
2	052304	9174	1/16/2001	148000	640	640	6	1948	3	10640	N	N	10336 3RD AV S
2	079500	2320	1/11/2002	172500	640	200	6	1947	3	6250	N	N	10442 OCCIDENTAL AV S
2	072304	9203	6/13/2001	154950	650	0	6	1945	3	10800	N	N	11924 4TH AV SW
2	374460	0662	8/13/2002	155000	710	0	6	1953	3	8505	N	N	818 SW 126TH ST
2	514760	0070	9/4/2002	165000	720	0	6	1953	3	7718	N	N	615 SW 106TH ST
2	072304	9598	3/30/2001	127950	760	0	6	1954	4	7315	N	N	12716 2ND AV SW
2	241460	0335	4/4/2002	144950	770	0	6	1950	3	7114	N	N	222 SW 104TH ST
2	505580	0050	4/22/2002	144950	780	0	6	1954	3	6411	N	N	1011 SW 116TH ST
2	688380	0080	6/29/2001	158150	780	0	6	1954	3	9052	N	N	635 SW 107TH ST
2	072304	9126	11/1/2002	177000	800	0	6	1938	3	8236	N	N	11211 10TH AV SW
2	797320	2175	3/19/2002	155000	800	0	6	1941	4	8640	N	N	525 SW 102ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	062304	9152	8/16/2002	142000	820	0	6	1987	3	11145	N	N	10629 8TH AV SW
2	172180	1655	10/24/2002	167500	820	0	6	1941	4	5400	N	N	10427 1ST AV S
2	289860	0210	6/25/2002	151800	820	0	6	1955	3	6000	N	N	10050 12TH AV SW
2	788960	1095	2/14/2001	157500	820	0	6	1942	3	4500	N	N	12452 1ST AV SW
2	072304	9236	9/10/2001	180000	830	0	6	1942	4	24187	N	N	615 SW 116TH ST
2	072304	9554	6/19/2001	139950	840	0	6	1960	3	8867	N	N	11247 11TH AV SW
2	172180	0745	8/23/2001	155000	840	0	6	1941	4	8568	N	N	10401 2ND AV SW
2	514700	0155	10/9/2001	129000	840	0	6	1948	3	6200	N	N	702 SW 106TH ST
2	752000	0596	5/22/2002	153750	860	0	6	1956	4	7114	N	N	1049 SW 119TH ST
2	062304	9206	7/3/2002	179500	870	600	6	1965	4	9990	N	N	10420 6TH AV SW
2	079500	2065	12/18/2001	149500	870	0	6	1942	3	10650	N	N	111 S 106TH ST
2	079500	2515	9/20/2002	172000	870	640	6	1948	3	6078	N	N	10456 3RD AV S
2	072304	9131	5/9/2001	160000	880	0	6	1941	3	8240	N	N	11226 14TH AV SW
2	072304	9219	8/28/2002	143000	880	0	6	1942	5	10800	N	N	242 SW 122ND ST
2	172180	0530	9/21/2001	145000	880	0	6	1936	3	6120	N	N	10622 3RD AV SW
2	752000	0155	3/27/2001	143000	880	0	6	1972	3	5024	N	N	1215 SW 118TH ST
2	241460	0215	9/3/2002	198000	890	0	6	1941	3	15083	N	N	10226 1ST AV SW
2	797320	2265	5/23/2001	143250	900	0	6	1942	3	8640	N	N	10217 5TH AV SW
2	072304	9495	11/26/2001	164950	910	0	6	1910	4	25187	N	N	11434 12TH AV SW
2	345100	0350	1/25/2001	185050	910	0	6	1920	4	11050	N	N	11005 12TH AV SW
2	079500	2375	12/11/2001	196000	920	280	6	1943	3	6250	N	N	10429 2ND AV S
2	104100	0085	10/3/2001	149000	920	0	6	1959	3	6700	N	N	10712 11TH AV SW
2	662040	0120	2/28/2001	126000	920	0	6	1939	4	5780	N	N	10261 OCCIDENTAL AV S
2	662040	0120	11/11/2002	160000	920	0	6	1939	4	5780	N	N	10261 OCCIDENTAL AV S
2	079500	2130	6/26/2001	152000	930	0	6	1941	3	6545	N	N	146 S 107TH ST
2	796260	0015	12/20/2001	159000	930	0	6	1953	3	8504	N	N	836 SW 126TH ST
2	172180	0011	3/16/2001	158500	940	670	6	1954	3	4760	N	N	311 SW 104TH ST
2	662040	0590	6/19/2001	145950	940	0	6	1942	5	8022	Y	N	10031 2ND AV S
2	788960	0134	8/10/2001	194950	940	650	6	1995	3	3120	N	N	12267 2ND AV SW
2	788960	0515	7/29/2002	199800	940	670	6	1994	3	3000	N	N	12210 2ND PL SW
2	788960	1045	8/28/2002	199000	940	650	6	1993	3	3000	N	N	12416 1ST AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	788960	1480	12/17/2001	190000	940	700	6	1994	3	3120	N	N	12422 2ND AV SW
2	788960	2045	2/21/2001	185000	940	650	6	1993	3	3000	N	N	12411 3RD AV SW
2	172180	1095	2/26/2002	199995	970	620	6	1998	3	3060	N	N	10642 2ND AV SW
2	258680	0240	2/7/2002	190000	980	0	6	1948	4	7660	N	N	11027 10TH AV SW
2	316360	0335	4/23/2002	157500	990	0	6	1947	4	6925	N	N	10853 1ST AV SW
2	894700	0010	3/7/2002	135000	1010	0	6	1954	3	8805	N	N	10411 5TH AV SW
2	894700	0010	9/23/2002	168000	1010	0	6	1954	3	8805	N	N	10411 5TH AV SW
2	072304	9185	2/26/2001	200000	1030	0	6	1938	4	11250	N	N	11812 4TH AV SW
2	092000	0105	7/15/2002	173000	1030	690	6	1958	2	12492	N	N	12504 13TH AV SW
2	289860	0100	5/29/2002	171000	1030	0	6	1924	3	7680	N	N	914 SW 102ND ST
2	072304	9377	9/18/2002	170000	1040	0	6	1957	2	7980	N	N	12628 2ND AV SW
2	258680	0310	11/28/2001	147500	1040	0	6	1920	2	7838	N	N	11050 12TH AV SW
2	172180	1805	8/15/2001	135000	1060	0	6	1949	2	6780	N	N	10603 1ST AV S
2	384160	0164	3/21/2002	218950	1060	340	6	1994	3	12600	Y	N	11721 AMBAUM BL SW
2	634100	0133	4/23/2002	169750	1060	0	6	1977	3	7807	N	N	12426 7TH AV SW
2	639500	0055	8/6/2002	190000	1060	0	6	1953	4	6550	N	N	303 SW 122ND ST
2	297380	0040	7/19/2002	169000	1070	0	6	1954	4	6300	N	N	409 SW 121ST CT
2	662040	0170	6/14/2002	199000	1120	0	6	1950	3	6227	N	N	10209 OCCIDENTAL AV S
2	788960	0235	1/29/2001	159950	1130	0	6	1954	4	7280	N	N	12203 2ND AV SW
2	062304	9253	7/11/2001	179950	1150	0	6	1977	4	7920	N	N	10229 10TH AV SW
2	241460	0010	7/5/2001	180000	1160	1040	6	1947	4	8337	N	N	10020 4TH AV SW
2	797320	1720	5/30/2002	155000	1180	0	6	1916	3	11880	N	N	524 SW 102ND ST
2	241460	0400	8/16/2002	172500	1190	0	6	1939	4	7570	N	N	10227 3RD AV SW
2	289860	0175	9/10/2001	167000	1190	430	6	1953	3	11450	N	N	10045 10TH AV SW
2	072304	9487	8/15/2001	162500	1210	0	6	1942	3	9000	N	N	12020 3RD AV SW
2	258680	0270	5/21/2002	169950	1260	0	6	1925	4	7645	N	N	11008 12TH AV SW
2	072304	9577	8/28/2001	177500	1290	0	6	1968	4	8500	N	N	12012 2ND PL SW
2	072304	9577	10/2/2002	186500	1290	0	6	1968	4	8500	N	N	12012 2ND PL SW
2	797320	2080	5/30/2002	160000	1290	230	6	1940	3	8640	N	N	10208 7TH AV SW
2	062304	9243	9/20/2002	135000	1360	0	6	1948	4	8120	N	N	418 SW 108TH ST
2	172180	0335	11/21/2001	189000	1360	510	6	1940	5	7745	N	N	10652 4TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	355080	0090	7/26/2002	201200	1380	0	6	1976	3	7200	N	N	10245 9TH AV SW
2	079500	1975	11/6/2002	163000	1390	0	6	1942	4	12000	N	N	216 S 107TH ST
2	514820	0005	7/18/2001	203000	1400	150	6	1954	4	8637	Y	N	10428 5TH AV SW
2	072304	9188	10/11/2001	219000	1420	0	6	1964	4	14991	N	N	246 SW 119TH ST
2	172180	1925	8/6/2001	135000	1420	0	6	1950	4	7200	N	N	10641 1ST AV S
2	643300	0050	10/22/2002	347500	1440	200	6	1972	3	10086	Y	N	319 S 103RD ST
2	072304	9205	4/26/2001	171950	1450	0	6	1950	4	13792	N	N	340 SW 120TH ST
2	072304	9157	3/13/2002	171000	1460	0	6	1926	4	14171	N	N	11403 12TH AV SW
2	241460	0005	2/28/2002	180000	1620	0	6	1960	4	7263	N	N	10016 4TH AV SW
2	241460	0380	4/26/2002	211500	1680	0	6	1984	3	7582	N	N	10238 4TH AV SW
2	886200	0025	7/25/2002	191000	2040	0	6	1956	4	7290	N	N	1306 SW 114TH ST
2	345100	0330	5/16/2001	184900	2100	0	6	1939	4	20150	N	N	10772 14TH AV SW
2	620900	0165	4/9/2002	215000	2290	0	6	1953	3	7765	N	N	11447 14TH AV SW
2	688380	0050	8/28/2002	117500	780	0	7	1954	3	6510	N	N	10615 6TH AV SW
2	788960	2035	3/21/2002	149950	780	0	7	1941	3	6000	N	N	12419 3RD AV SW
2	258680	0235	6/27/2001	163000	920	230	7	1950	3	7665	N	N	11033 10TH AV SW
2	688380	0030	5/24/2002	173000	930	0	7	1954	3	8990	N	N	628 SW 107TH ST
2	662040	0195	2/5/2002	178000	940	280	7	1939	2	6227	Y	N	10039 OCCIDENTAL AV S
2	514760	0010	7/12/2001	169999	950	950	7	1952	3	6417	Y	N	10603 4TH AV SW
2	062304	9279	2/20/2001	187000	980	490	7	1955	3	7980	N	N	10239 10TH AV SW
2	062304	9161	10/9/2002	162000	990	0	7	1964	4	5830	N	N	923 SW 102ND ST
2	688380	0025	3/19/2002	155800	990	0	7	1954	3	8990	N	N	634 SW 107TH ST
2	790760	0070	11/26/2001	164467	990	0	7	1954	3	7200	N	N	245 SW 114TH ST
2	241460	0351	2/13/2002	168000	1000	0	7	1955	3	7636	N	N	10227 2ND AV SW
2	662040	0480	8/8/2002	191500	1000	260	7	1940	3	5150	N	N	10327 3RD AV S
2	062304	9333	4/13/2001	188302	1010	420	7	1961	3	7200	N	N	1004 SW 108TH ST
2	514820	0035	9/10/2001	147725	1010	260	7	1952	2	7480	Y	N	10425 5TH AV SW
2	742130	0080	9/18/2002	199000	1010	290	7	1970	3	7406	N	N	405 SW 116TH PL
2	316360	0045	3/5/2002	199950	1020	400	7	1961	4	6957	Y	N	10832 4TH AV SW
2	345100	0181	5/15/2001	180000	1020	400	7	1957	3	14260	N	N	1226 SW 107TH ST
2	079500	2230	1/25/2002	235000	1030	740	7	1966	3	6250	N	N	10449 OCCIDENTAL AV S

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	384160	0122	6/12/2002	194000	1030	290	7	1967	3	9498	N	N	11621 1/2 12TH AV SW
2	241460	0066	11/19/2002	209000	1050	730	7	1960	3	8115	N	N	10034 3RD AV SW
2	634100	0031	9/14/2001	208500	1050	410	7	1975	3	7582	N	N	12314 5TH AV SW
2	788960	1510	7/16/2001	184900	1050	0	7	1979	4	9360	N	N	12442 2ND AV SW
2	062304	9303	9/18/2001	188000	1060	280	7	1959	3	8220	N	N	10427 11TH AV SW
2	062304	9319	2/16/2001	199950	1060	340	7	1959	3	8220	N	N	10417 11TH AV SW
2	241460	0120	11/27/2001	190860	1060	520	7	1960	3	7470	N	N	10044 2ND AV SW
2	241460	0081	8/9/2002	165500	1070	770	7	1961	3	8113	N	N	10047 2ND AV SW
2	062304	9346	7/13/2001	189000	1080	0	7	1979	3	7963	N	N	10228 12TH AV SW
2	072304	9556	4/9/2002	190000	1080	0	7	1966	3	8100	N	N	11241 10TH AV SW
2	072304	9523	12/19/2001	150000	1090	0	7	1963	3	10040	N	N	106 SW 118TH PL
2	072304	9523	6/14/2001	152500	1090	0	7	1963	3	10040	N	N	106 SW 118TH PL
2	079500	2510	6/24/2002	234950	1090	720	7	2002	3	4110	N	N	10460 3RD AV S
2	258680	0320	5/22/2001	198500	1100	250	7	1965	3	7676	N	N	11049 11TH AV SW
2	377430	0040	1/31/2001	196500	1100	290	7	1972	3	8448	Y	N	11605 7TH AV SW
2	662040	0400	3/13/2002	234000	1120	0	7	1950	4	11800	Y	N	208 S 102ND ST
2	345100	0192	4/19/2001	174000	1140	600	7	1960	3	8060	N	N	1228 SW 107TH ST
2	079500	1930	7/5/2002	130500	1150	0	7	1946	3	9375	N	N	235 S 107TH ST
2	281680	0005	7/6/2001	205000	1150	1020	7	1959	3	9782	N	N	12125 7TH PL SW
2	345100	0343	5/15/2002	205000	1150	950	7	1998	3	9000	N	N	10847 12TH AV SW
2	241460	0055	7/3/2001	180000	1160	500	7	1963	3	16230	N	N	10004 3RD AV SW
2	779680	0010	3/22/2002	197000	1160	0	7	1958	3	6500	N	N	12710 6TH AV SW
2	862760	0011	9/13/2002	245000	1170	200	7	1970	3	7200	N	N	647 SW 122ND ST
2	241460	0181	3/21/2002	177000	1180	0	7	1950	3	10683	N	N	10051 1ST AV S
2	752000	0140	1/12/2001	200000	1180	560	7	1994	3	5832	N	N	1211 SW 118TH ST
2	156460	0090	8/24/2002	223000	1200	300	7	1959	4	7222	N	N	12723 8TH AV SW
2	345100	0342	4/18/2001	219950	1200	1200	7	1999	3	9750	N	N	10841 12TH AV SW
2	072304	9037	2/1/2001	228000	1210	490	7	2000	3	5821	N	N	11434 11TH AV SW
2	079500	2400	8/30/2001	135000	1210	0	7	1953	3	6200	N	N	211 S 104TH ST
2	079500	2400	7/9/2002	195000	1210	0	7	1953	3	6200	N	N	211 S 104TH ST
2	281690	0020	9/26/2001	218000	1220	500	7	1960	3	8214	N	N	255 SW 115TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
2	779660	0045	9/19/2002	183000	1220	0	7	1956	4	7140	N	N	12703 6TH AV SW
2	779660	0055	4/5/2002	220000	1220	0	7	1956	3	6397	N	N	12717 6TH AV SW
2	779660	0075	8/30/2002	170000	1220	0	7	1956	4	8712	N	N	624 SW 128TH ST
2	752000	0145	3/18/2002	239350	1240	600	7	2001	3	5057	N	N	11811 12TH AV SW
2	752000	0145	3/18/2002	240000	1240	600	7	2001	3	5057	N	N	11811 12TH AV SW
2	374460	0861	5/29/2001	176000	1270	0	7	1958	3	8505	N	N	1031 SW 126TH ST
2	752000	0110	11/12/2001	197000	1270	200	7	1962	3	7680	N	N	1008 SW 119TH ST
2	062304	9224	7/5/2001	169950	1280	430	7	1977	3	9780	N	N	10228 9TH AV SW
2	289920	0055	1/8/2001	222000	1280	500	7	1967	3	7680	N	N	910 SW 106TH ST
2	327580	0080	2/25/2002	214500	1290	0	7	1963	3	8254	N	N	456 SW 121ST ST
2	241460	0075	10/30/2002	221000	1300	830	7	1962	3	7647	N	N	224 SW 102ND ST
2	374460	0538	8/23/2002	180000	1300	0	7	1958	3	9450	N	N	12406 14TH AV SW
2	072304	9445	1/31/2002	175000	1330	0	7	1959	4	7280	N	N	12253 3RD AV SW
2	620900	0156	10/22/2001	158000	1360	0	7	1961	3	7132	N	N	1404 SW 116TH ST
2	374460	0535	8/3/2001	182500	1370	0	7	1958	3	9450	N	N	12412 14TH AV SW
2	345100	0355	3/6/2001	229000	1380	600	7	1957	4	9300	N	N	10863 12TH AV SW
2	779660	0005	4/12/2002	216000	1380	0	7	1957	3	7210	N	N	12704 8TH AV SW
2	079500	2240	9/24/2001	162000	1390	0	7	1958	3	6250	N	N	10437 OCCIDENTAL AV S
2	505580	0055	6/6/2002	234500	1450	0	7	1960	3	6412	N	N	1007 SW 116TH ST
2	072304	9420	7/20/2001	197000	1460	0	7	1956	4	9315	N	N	448 SW 126TH ST
2	072304	9073	3/9/2001	158500	1500	0	7	1954	2	6500	N	N	11259 12TH AV SW
2	258680	0045	3/22/2002	224995	1500	260	7	1979	3	7623	N	N	10843 11TH AV SW
2	374460	0862	5/28/2001	186000	1500	0	7	1958	4	8505	N	N	1025 SW 126TH ST
2	790760	0040	2/18/2002	159950	1500	0	7	1953	3	9063	N	N	214 SW 114TH ST
2	258680	0290	9/20/2001	182000	1560	0	7	1964	3	7663	N	N	11032 12TH AV SW
2	374460	0543	5/30/2001	195000	1560	350	7	1976	3	8694	N	N	12421 13TH PL SW
2	072304	9044	7/11/2001	197000	1590	0	7	1965	3	10017	N	N	11603 8TH AV SW
2	779680	0050	3/29/2001	209950	1620	0	7	1957	4	7000	N	N	12724 6TH AV SW
2	062304	9324	4/17/2002	209500	1790	0	7	1959	3	7680	N	N	10424 11TH AV SW
2	790760	0020	6/7/2002	196000	1830	0	7	1953	4	9059	N	N	238 SW 114TH ST
2	374460	0700	8/26/2002	240000	1840	0	7	1991	3	7191	N	N	1013 SW 125TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
2	788960	0275	1/2/2001	204950	1950	0	7	2000	3	3000	N	N	12222 2ND AV SW
2	788960	0285	6/27/2001	219950	1950	0	7	2001	3	3000	N	N	12228 2ND AV SW
2	788960	0290	7/23/2001	219950	1950	0	7	2001	3	3000	N	N	12230 2ND AV SW
2	351400	0035	2/13/2002	232500	2380	0	7	1950	4	8173	N	N	11211 11TH AV SW
2	316360	0240	6/13/2001	255000	2400	0	7	2000	3	6981	N	N	10811 2ND AV SW
2	374460	0081	8/30/2001	229500	1050	800	8	1976	4	7140	N	N	935 SW 120TH ST
2	355080	0005	8/12/2002	270000	1210	560	8	1977	3	7920	N	N	10230 9TH AV SW
2	079500	2467	1/24/2001	205000	1220	1220	8	1953	3	7100	Y	N	303 S 104TH ST
2	752040	0090	5/25/2001	224500	1550	0	8	1997	3	8645	N	N	11827 6TH PL SW
2	643300	0030	4/22/2002	349700	1830	880	8	1943	4	9200	Y	N	10218 3RD AV S
2	752040	0080	4/25/2002	289950	2040	0	8	1997	3	7987	N	N	11833 6TH PL SW
2	752040	0070	10/31/2002	300000	2160	0	8	1997	3	8056	N	N	11837 6TH PL SW
2	374460	0072	8/30/2001	325000	3150	0	8	1995	3	14002	N	N	1017 SW 120TH ST
2	374460	0060	11/17/2001	337500	2520	0	9	1999	3	14388	N	N	1021 SW 120TH ST
4	339580	0495	5/23/2001	144000	650	0	4	1950	3	4045	N	N	13256 5TH AV SW
4	121900	0183	6/12/2002	147000	700	0	5	1952	3	7551	N	N	15836 8TH AV SW
4	190000	0090	6/27/2002	170000	720	0	5	1925	5	7620	N	N	1044 SW 150TH ST
4	433100	0100	5/16/2001	163900	740	0	5	1951	4	12000	N	N	14225 4TH AV SW
4	189940	0155	3/29/2001	125520	850	0	5	1945	3	7620	N	N	1019 SW 149TH ST
4	433100	0590	2/6/2002	116100	910	0	5	1947	3	13451	N	N	626 SW 142ND ST
4	182304	9129	7/18/2002	105161	920	0	5	1943	3	6795	N	N	315 SW 134TH ST
4	121900	0491	3/8/2002	184000	1060	0	5	1934	5	27073	N	N	15845 4TH AV SW
4	670720	0100	2/27/2002	131000	1080	0	5	1943	2	8289	N	N	851 SW 135TH ST
4	182304	9224	11/27/2001	162900	1170	0	5	1932	5	9417	N	N	816 SW 134TH ST
4	433060	0305	6/19/2002	181500	1210	0	5	1947	3	16425	N	N	14310 4TH AV SW
4	433760	0130	11/19/2002	142000	700	0	6	1943	3	10500	N	N	233 SW 137TH ST
4	114800	0220	2/14/2002	174500	740	0	6	1947	3	8562	N	N	656 SW 136TH ST
4	433180	0070	12/19/2001	139046	770	0	6	1954	3	14960	N	N	659 SW 141ST ST
4	190000	0045	7/30/2002	194500	780	0	6	1948	3	7620	N	N	1050 SW 149TH ST
4	433820	0155	10/24/2001	168700	780	0	6	1944	4	7344	N	N	511 SW 137TH ST
4	433820	0225	8/28/2002	135000	780	0	6	1944	3	7320	N	N	510 SW 138TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	240700	0095	7/30/2001	168000	790	120	6	1942	4	8775	N	N	13225 1ST AV SW
4	433820	0340	6/18/2002	164950	790	0	6	1944	3	9374	N	N	13638 6TH AV SW
4	433880	0465	5/18/2001	180000	790	200	6	1944	2	7200	N	N	651 SW 139TH ST
4	433880	0760	9/18/2002	153000	790	0	6	1944	3	7600	N	N	826 SW 137TH ST
4	240700	0255	7/20/2001	159950	800	0	6	1942	3	8775	N	N	13416 1ST AV SW
4	433700	0365	1/17/2002	171000	800	110	6	1943	4	9395	N	N	13604 2ND AV SW
4	433880	0070	6/23/2001	144500	800	0	6	1944	3	7410	N	N	632 SW 136TH PL
4	433700	0280	5/17/2002	177500	820	0	6	1943	5	9315	N	N	13605 1ST AV SW
4	433180	0065	5/28/2002	152500	830	0	6	1955	4	16300	N	N	665 SW 141ST ST
4	433700	0250	2/6/2002	155000	830	0	6	1943	4	8775	N	N	13836 2ND AV SW
4	433880	0360	11/19/2001	162000	830	0	6	1944	2	7000	N	N	13736 8TH AV SW
4	433700	0195	4/13/2001	154000	850	0	6	1943	3	8775	N	N	13811 1ST AV SW
4	433880	0450	5/1/2001	154000	860	0	6	1944	3	8050	N	N	646 SW 139TH ST
4	433700	0215	7/25/2002	163500	890	0	6	1943	4	8775	N	N	13837 1ST AV SW
4	433180	0060	7/17/2001	177500	900	750	6	1955	3	8100	N	N	810 8TH AV SW
4	433760	0020	9/24/2002	160000	910	0	6	1943	3	9000	N	N	307 SW 136TH ST
4	433760	0270	7/9/2002	133002	910	0	6	1943	3	9900	N	N	222 SW 139TH ST
4	114800	0180	4/10/2001	169950	920	0	6	1942	5	8442	N	N	608 SW 136TH ST
4	433180	0090	5/10/2002	164500	920	0	6	1952	3	17890	N	N	627 SW 141ST ST
4	325640	0079	11/28/2001	159950	930	0	6	1949	3	8960	N	N	13015 6TH PL SW
4	433100	0520	2/6/2002	210000	930	400	6	1948	4	11250	N	N	833 SW 142ND ST
4	433820	0110	9/25/2002	185000	940	0	6	1944	3	8880	N	N	424 SW 139TH ST
4	433880	0250	11/2/2002	175000	940	0	6	1944	3	7729	N	N	651 SW 137TH ST
4	008400	0335	4/26/2001	172500	970	0	6	1945	5	11475	N	N	238 SW 132ND ST
4	433100	0065	3/19/2001	150000	980	0	6	1948	4	14392	N	N	14106 6TH AV SW
4	008400	0025	2/23/2001	173500	1000	0	6	1942	4	22468	N	N	12900 1ST AV SW
4	008400	0205	5/14/2002	161000	1020	0	6	1942	3	15000	N	N	214 SW 129TH ST
4	339580	0295	8/23/2001	172950	1030	0	6	1956	3	8786	N	N	13524 6TH AV SW
4	433060	0270	5/10/2001	197000	1040	420	6	1947	4	10500	N	N	121 SW 143RD ST
4	433060	0270	10/7/2002	227950	1040	420	6	1947	4	10500	N	N	121 SW 143RD ST
4	240700	0015	9/10/2002	192500	1050	130	6	1942	3	8775	N	N	13218 2ND AV SW

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**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	433880	0385	2/25/2002	178500	1080	0	6	1944	3	7475	N	N	641 SW 138TH ST
4	433060	0240	11/2/2001	159950	1110	0	6	1947	3	10350	N	N	154 SW 144TH ST
4	433880	0025	2/22/2001	178000	1120	0	6	1944	3	7345	N	N	627 SW 136TH ST
4	433760	0335	4/26/2001	180000	1150	0	6	1943	4	7200	N	N	221 SW 139TH ST
4	783580	0372	2/14/2002	165000	1150	0	6	1926	5	8876	N	N	803 SW 134TH ST
4	008400	0145	2/7/2002	251000	1180	770	6	1955	3	14862	N	N	212 SW 130TH ST
4	192304	9177	8/30/2001	189000	1180	300	6	1942	3	11119	N	N	230 SW 146TH ST
4	433100	0040	3/21/2002	167000	1180	330	6	1954	3	16800	N	N	420 SW 142ND ST
4	433880	0640	2/27/2001	168000	1200	0	6	1944	2	8200	N	N	820 SW 139TH ST
4	433820	0280	2/6/2002	189950	1220	0	6	1944	5	9450	N	N	411 SW 136TH ST
4	433060	0315	8/26/2002	223950	1230	0	6	1946	3	10950	N	N	316 SW 144TH ST
4	339580	0555	8/21/2002	193500	1260	0	6	1946	3	8100	N	N	13233 4TH AV SW
4	114800	0100	8/12/2002	182000	1270	0	6	1952	4	8100	N	N	650 SW 135TH ST
4	182304	9147	7/23/2002	147100	1290	0	6	1950	3	9600	N	N	324 SW 136TH ST
4	433060	0140	2/20/2002	150500	1310	0	6	1952	3	13860	N	N	134 SW 143RD ST
4	433880	0690	3/19/2001	195000	1350	800	6	1944	3	7200	N	N	13724 10TH AV SW
4	433760	0065	10/29/2001	168000	1420	0	6	1943	5	9785	N	N	13633 2ND AV SW
4	433060	0420	6/13/2001	204500	1450	0	6	1947	3	13790	N	N	218 SW 143RD ST
4	319500	0020	4/23/2002	165000	1470	0	6	1951	3	10883	N	N	13048 AMBAUM BL SW
4	433880	0190	8/13/2002	174000	1470	0	6	1944	4	7410	N	N	644 SW 137TH ST
4	182304	9065	5/24/2001	205000	1490	940	6	1930	3	22010	N	N	828 SW 134TH ST
4	433880	0605	8/1/2001	197000	1490	0	6	1944	4	11165	N	N	13735 8TH AV SW
4	433760	0275	5/9/2001	164500	1500	0	6	1943	4	9900	N	N	226 SW 139TH ST
4	190000	0060	4/17/2001	192950	1550	0	6	1925	3	7260	N	N	1051 SW 149TH ST
4	433820	0035	3/4/2002	193000	1650	0	6	1944	3	7200	N	N	421 SW 139TH ST
4	008400	0285	8/19/2002	160000	1780	0	6	1942	5	11475	N	N	247 SW 131ST ST
4	433760	0350	10/19/2001	205000	1780	0	6	1943	4	6669	N	N	211 SW 139TH ST
4	114800	0055	4/11/2001	192500	1950	0	6	1947	5	8235	N	N	605 SW 134TH ST
4	339580	0077	7/29/2002	208000	940	520	7	1995	3	4060	N	N	13312 6TH AV SW
4	166540	0045	8/28/2001	179950	1000	0	7	1952	3	7636	N	N	727 SW 146TH ST
4	192304	9311	9/5/2001	150000	1010	0	7	1962	3	7400	N	N	14418 3RD AV SW

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**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
4	008400	0106	4/5/2002	188500	1030	1030	7	1962	3	7500	N	N	115 SW 129TH ST
4	122500	0025	7/1/2002	210000	1030	320	7	1953	3	8205	N	N	14630 3RD AV SW
4	166740	0070	5/6/2002	181500	1030	0	7	1954	3	8296	N	N	620 SW 133RD ST
4	182304	9202	4/25/2001	193000	1030	600	7	1971	3	8400	N	N	422 SW 130TH ST
4	192304	9312	10/14/2002	257500	1060	990	7	1961	4	8276	N	N	14426 3RD AV SW
4	008400	0167	1/4/2002	155000	1100	300	7	1959	2	12854	N	N	12928 4TH AV SW
4	034980	0015	11/16/2001	174600	1150	1100	7	1961	3	9240	N	N	645 SW 128TH ST
4	182304	9024	5/14/2002	189000	1170	0	7	1953	3	8703	N	N	1023 SW 132ND ST
4	427300	0020	5/21/2001	186000	1180	990	7	1955	3	8178	N	N	638 SW 144TH PL
4	166740	0025	8/14/2002	190000	1190	0	7	1954	3	8479	N	N	635 SW 132ND ST
4	182304	9270	3/20/2002	214000	1190	0	7	1987	3	9807	N	N	1001 SW 130TH ST
4	166740	0060	7/17/2001	173000	1200	0	7	1954	3	7653	N	N	13223 6TH AV SW
4	121900	0220	6/19/2001	182000	1220	0	7	1955	4	7560	N	N	15837 7TH AV SW
4	166740	0160	8/9/2001	187000	1220	0	7	1954	3	8023	N	N	13323 6TH AV SW
4	034980	0060	6/6/2001	234950	1250	0	7	1960	3	8260	N	N	12824 8TH AV SW
4	122500	0010	2/15/2001	183500	1270	0	7	1954	3	8205	N	N	14648 3RD AV SW
4	008400	0250	10/8/2002	168000	1280	0	7	1942	3	13500	N	N	13021 2ND AV SW
4	034980	0035	7/19/2002	179950	1310	0	7	1960	3	8246	N	N	622 SW 129TH ST
4	721200	0020	5/22/2002	180000	1360	0	7	1961	3	7478	N	N	119 SW 130TH ST
4	192304	9185	6/21/2002	183000	1460	0	7	1950	3	11595	N	N	459 SW 144TH ST
4	427300	0125	4/12/2001	236000	1490	1000	7	1955	3	8360	N	N	632 SW 145TH ST
4	427300	0130	2/27/2002	165000	1500	0	7	1953	3	8360	N	N	638 SW 145TH ST
4	182304	9263	9/10/2001	209000	1530	460	7	1971	3	8550	N	N	13013 9TH PL SW
4	339580	0525	7/19/2001	242500	1550	940	7	1967	3	8100	N	N	13217 4TH AV SW
4	433060	0345	3/18/2002	222600	1570	0	7	1954	5	10500	N	N	14333 2ND AV SW
4	339580	0375	1/9/2001	205000	1610	1610	7	1955	3	8100	N	N	13447 5TH AV SW
4	192304	9309	1/24/2002	190000	1870	0	7	1962	3	10454	N	N	14438 4TH AV SW
4	339580	0680	5/28/2002	227500	1920	0	7	1961	4	8100	N	N	13448 5TH AV SW
4	339580	0510	5/17/2002	234950	1990	0	7	2002	3	4060	N	N	13205 4TH AV SW
4	339580	0515	4/9/2002	234950	1990	0	7	2002	3	4060	N	N	13209 4TH AV SW
4	192304	9385	6/13/2002	330000	2520	0	8	2001	3	9162	N	N	292 SW 146TH ST

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**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	121800	0685	4/24/2001	85000	430	0	4	1942	4	7633	N	N	15827 9TH AV SW
6	143080	0135	6/4/2001	149950	740	0	5	1942	3	9950	N	N	1239 SW 146TH ST
6	121800	0040	6/25/2001	138500	840	0	5	1920	3	7632	N	N	15644 9TH AV SW
6	190060	0025	8/7/2002	173250	910	0	5	1919	4	6604	N	N	1219 SW 149TH ST
6	447640	0165	5/28/2002	219000	1000	0	5	1933	4	10580	N	N	1918 SW 159TH ST
6	447640	0055	9/4/2001	235000	1890	0	5	1996	3	10830	N	N	15680 21ST AV SW
6	690220	0205	2/20/2002	160000	740	0	6	1942	3	7800	N	N	14625 11TH AV SW
6	690220	0355	8/28/2001	155000	770	0	6	1942	4	7860	N	N	14620 12TH AV SW
6	297080	0005	8/21/2002	157000	910	0	6	1918	3	5200	N	N	14401 11TH AV SW
6	121800	0165	7/17/2002	138000	920	0	6	1953	3	7452	N	N	15615 9TH AV SW
6	190060	0190	8/23/2002	157000	920	0	6	1953	4	6604	N	N	1215 SW 151ST ST
6	763580	0761	6/20/2001	188500	920	0	6	1951	3	12350	N	N	14920 18TH AV SW
6	690220	0215	1/17/2001	165000	960	0	6	1942	3	7800	N	N	14631 11TH AV SW
6	121800	0415	7/17/2001	184000	970	0	6	1940	3	7633	N	N	15808 12TH AV SW
6	121800	0800	10/2/2001	150500	1010	0	6	1942	3	10487	N	N	15845 8TH AV SW
6	190060	0195	3/12/2001	170000	1030	0	6	1959	3	6604	N	N	1209 SW 151ST ST
6	690220	0170	9/26/2002	230000	1060	160	6	1939	4	13000	N	N	14603 11TH AV SW
6	500600	0020	6/14/2002	226000	1100	0	6	1944	3	7906	N	N	1441 SW 149TH ST
6	500600	0150	3/21/2002	179950	1100	0	6	1944	4	7906	N	N	1441 SW 151ST ST
6	500600	0040	6/6/2001	150000	1130	0	6	1944	3	8308	N	N	1458 SW 150TH ST
6	500600	0145	8/22/2002	192000	1130	0	6	1944	4	7906	N	N	1435 SW 151ST ST
6	143080	0115	6/19/2001	180000	1210	0	6	1937	4	12500	N	N	14614 16TH AV SW
6	990000	0480	2/9/2001	195000	1340	0	6	1920	4	6181	N	N	1412 SW 152ND ST
6	297080	0082	5/31/2002	175000	1400	0	6	1960	4	4767	N	N	1114 SW 146TH ST
6	990000	0225	5/1/2002	191500	1410	0	6	1942	3	8255	N	N	14904 14TH AV SW
6	500600	0015	7/23/2001	219000	1430	0	6	1944	3	7906	N	N	1435 SW 149TH ST
6	121800	0175	4/9/2002	153750	1460	0	6	1948	3	7632	N	N	15629 9TH AV SW
6	990000	0140	1/11/2001	228000	1750	0	6	1944	3	8100	N	N	1239 SW 148TH ST
6	143080	0075	9/24/2001	215000	2150	0	6	1940	3	14000	N	N	1446 SW 148TH ST
6	121800	0355	4/4/2001	155000	890	0	7	1950	3	6676	N	N	1118 SW 158TH ST
6	143080	0001	11/24/2002	175950	910	0	7	1950	3	8742	N	N	1509 SW 144TH PL

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**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	763580	0460	5/1/2001	246000	1010	0	7	1948	3	9500	N	N	14970 21ST AV SW
6	143080	0122	2/27/2001	225000	1050	520	7	1977	3	5932	N	N	1519 SW 144TH PL
6	121800	0700	6/25/2001	205000	1060	340	7	1957	3	7633	N	N	15845 9TH AV SW
6	399020	0022	8/14/2001	225000	1070	0	7	1968	3	9344	N	N	15818 13TH AV SW
6	121800	0575	1/16/2001	163000	1080	0	7	1954	3	7633	N	N	15819 10TH AV SW
6	121800	0300	8/1/2002	162500	1110	0	7	1961	3	7315	N	N	1010 SW 158TH ST
6	121800	0680	2/13/2002	200850	1160	700	7	1950	3	7633	N	N	15821 9TH AV SW
6	399020	0096	8/21/2002	199850	1170	0	7	1962	4	7680	N	N	1414 SW 160TH ST
6	121800	0045	4/25/2002	210000	1190	1010	7	1962	3	7632	N	N	15650 9TH AV SW
6	121800	0650	2/22/2002	224900	1200	0	7	1957	3	9529	N	N	15850 10TH AV SW
6	763580	0921	3/26/2001	166000	1200	0	7	1956	3	5850	N	N	1611 SW 149TH ST
6	933480	0065	7/17/2002	225500	1230	0	7	1951	4	8100	N	N	15657 18TH AV SW
6	190060	0142	2/8/2002	235000	1240	0	7	1979	3	6596	N	N	1224 SW 151ST ST
6	190060	0175	6/20/2002	283950	1320	0	7	1992	3	6596	N	N	1223 SW 151ST ST
6	933480	0060	2/20/2001	208650	1320	0	7	1951	4	8100	N	N	15651 18TH AV SW
6	763580	0310	3/19/2001	214000	1350	0	7	1958	3	8880	N	N	14660 21ST AV SW
6	399020	0148	7/22/2002	219950	1380	700	7	1966	3	8292	N	N	15847 12TH AV SW
6	425000	0030	10/9/2002	210500	1380	0	7	1962	3	10200	N	N	15840 14TH AV SW
6	192304	9216	10/17/2002	251500	1410	0	7	1952	3	6900	N	N	1423 SW 151ST ST
6	121800	0630	2/27/2001	180000	1420	0	7	1958	3	7633	N	N	15826 10TH AV SW
6	121800	0290	11/25/2002	247000	1430	1140	7	1961	3	7632	N	N	15639 10TH AV SW
6	763580	0830	5/11/2001	190000	1510	0	7	1953	3	6900	N	N	1634 SW 152ND ST
6	143080	0211	6/4/2001	215500	1540	700	7	1955	3	9464	N	N	1203 SW 144TH PL
6	763580	0842	7/8/2002	269000	1610	0	7	1987	3	7530	N	N	1612 SW 152ND ST
6	399000	0050	9/18/2001	310000	1640	1030	7	1966	4	7500	N	N	15815 15TH PL SW
6	121800	0485	5/20/2002	226500	1660	0	7	1957	3	7633	N	N	15833 11TH AV SW
6	933480	0185	11/22/2002	220000	1670	0	7	1951	3	8100	N	N	15626 19TH AV SW
6	121800	0330	1/3/2002	275000	1720	0	7	1953	3	11448	N	N	15626 12TH AV SW
6	425000	0050	4/24/2002	215000	1730	0	7	1962	3	7900	N	N	15841 14TH AV SW
6	297080	0027	10/10/2001	235000	1900	0	7	2001	3	5200	N	N	14423 11TH AV SW
6	121800	0755	1/16/2002	260000	1910	0	7	2001	3	6246	N	N	15890 9TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
6	143080	0250	3/27/2001	281000	1970	0	7	1996	3	12700	N	N	1256 SW 146TH ST
6	933540	0110	6/7/2002	254000	2220	0	7	1952	3	9484	N	N	1620 SW 160TH ST
6	121800	0750	8/6/2001	300000	2340	0	7	2001	3	7633	N	N	15870 9TH AV SW
6	143080	0154	6/1/2001	239500	2340	0	7	1962	4	12546	N	N	14627 12TH AV SW
6	121800	0170	4/5/2001	285000	2530	0	7	2000	3	7812	N	N	15619 9TH AV SW
6	416160	0025	7/2/2002	330000	1600	750	8	1958	4	12800	N	N	15707 13TH AV SW
6	192304	9378	10/23/2001	425000	1920	910	8	1983	3	14400	N	N	15721 14TH PL SW
6	192304	9094	11/5/2002	380000	2620	0	8	1997	3	15011	N	N	1520 SW 158TH ST
7	296880	0640	3/19/2001	135700	580	0	4	1951	3	7620	N	N	16033 14TH AV SW
7	024300	0320	11/7/2001	145000	700	0	5	1949	3	8515	N	N	1509 SW 164TH ST
7	296880	1035	3/29/2001	157500	720	0	5	1949	3	7620	N	N	16209 13TH AV SW
7	296880	0455	6/27/2002	170000	1020	0	5	1947	3	8890	N	N	16019 12TH AV SW
7	296880	0485	4/9/2002	187950	1380	0	5	1947	3	6350	N	N	1317 SW 160TH ST
7	296880	1600	1/5/2001	148000	720	720	6	1955	2	6720	N	N	16221 8TH AV SW
7	296880	1605	6/6/2001	170000	720	720	6	1954	3	6720	N	N	16227 8TH AV SW
7	296880	1615	5/22/2002	141000	720	0	6	1955	2	6720	N	N	16239 8TH AV SW
7	816760	0010	4/25/2001	141200	770	0	6	1967	3	7931	N	N	16645 SYLVESTER RD SW
7	296880	0975	7/24/2001	154950	780	0	6	1956	2	7560	N	N	1325 SW 162ND ST
7	296880	1595	12/11/2001	148000	790	0	6	1954	3	6780	N	N	16215 8TH AV SW
7	121400	0005	10/25/2001	169950	820	0	6	1952	3	7887	N	N	16004 8TH AV SW
7	296880	0420	3/22/2001	169900	870	0	6	1955	4	7620	N	N	16030 13TH AV SW
7	296880	0645	6/25/2001	163500	960	0	6	1958	3	7200	N	N	1402 SW 162ND ST
7	296880	0285	7/29/2002	218000	970	0	6	1960	3	7620	N	N	16049 10TH AV SW
7	419740	0080	6/28/2002	180000	1000	0	6	1941	3	10182	N	N	16406 SYLVESTER RD SW
7	296880	1585	2/27/2002	179950	1060	0	6	1951	4	6780	N	N	16205 8TH AV SW
7	024300	0255	7/29/2002	195000	1070	0	6	1954	3	8100	N	N	16435 14TH AV SW
7	296880	0505	3/7/2002	196950	1080	0	6	1949	4	7620	N	N	16022 14TH AV SW
7	024300	0230	12/4/2001	220000	1100	640	6	1956	3	10804	N	N	1403 SW 164TH ST
7	296880	1260	2/18/2002	154000	1150	0	6	1949	3	7620	N	N	16209 11TH AV SW
7	296880	0765	8/15/2001	160000	1170	0	6	1954	3	7860	N	N	16238 16TH AV SW
7	024300	0370	12/12/2001	189000	1210	0	6	1953	3	7920	N	N	16610 16TH AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
7	121700	0350	7/25/2001	194500	1250	0	6	1950	5	8100	N	N	16444 12TH AV SW
7	419740	0048	8/17/2001	189700	1280	0	6	1940	3	14820	N	N	16610 SYLVESTER RD SW
7	296880	1450	1/7/2002	225000	1310	650	6	1961	3	7620	N	N	16224 10TH AV SW
7	296880	0820	3/21/2002	225000	1380	0	6	1982	3	7620	N	N	16233 15TH AV SW
7	024300	0564	10/22/2001	197000	1490	0	6	1954	3	21815	N	N	1204 SW 168TH ST
7	121700	0285	6/26/2001	230000	1600	0	6	1943	4	5880	N	N	16429 10TH AV SW
7	024300	0090	4/16/2002	184500	830	0	7	1950	3	8775	N	N	16457 12TH AV SW
7	296880	0275	3/18/2002	233950	1010	0	7	1960	3	7620	N	N	16029 10TH AV SW
7	419740	0012	4/24/2001	180000	1040	0	7	1949	3	26362	N	N	16421 SYLVESTER RD SW
7	296880	0825	1/11/2002	209000	1050	400	7	1955	3	7620	N	N	16239 15TH AV SW
7	121700	0394	2/7/2002	214950	1080	0	7	1949	4	10800	N	N	16445 11TH AV SW
7	296880	0080	8/2/2001	183184	1080	0	7	1956	3	6840	N	N	16033 8TH AV SW
7	296880	0815	12/14/2001	169950	1110	0	7	1953	3	7620	N	N	16227 15TH AV SW
7	024300	0430	7/16/2001	164500	1140	0	7	1953	3	7500	N	N	16623 15TH AV SW
7	121400	0075	7/18/2001	206500	1150	600	7	1956	4	7500	N	N	16011 6TH AV SW
7	024300	0390	9/20/2001	233000	1180	200	7	1952	4	7680	N	N	16632 16TH AV SW
7	296880	0745	6/8/2001	198000	1200	0	7	1954	3	8100	N	N	16214 16TH AV SW
7	502900	0030	9/17/2002	269950	1270	400	7	1963	3	9288	N	N	16415 8TH AV SW
7	024300	0145	8/12/2002	265000	1300	0	7	1952	4	9792	N	N	16405 13TH AV SW
7	302304	9273	10/30/2002	264000	1310	530	7	1956	3	7704	Y	N	16256 8TH AV SW
7	024300	0225	7/24/2002	197000	1320	0	7	1953	3	8375	N	N	16455 15TH AV SW
7	024300	0401	3/27/2001	176000	1430	0	7	1952	4	8274	N	N	16650 16TH AV SW
7	024300	0401	10/11/2001	192000	1430	0	7	1952	4	8274	N	N	16650 16TH AV SW
7	024300	0200	3/23/2001	229950	1440	0	7	1989	3	8100	N	N	16422 15TH AV SW
7	093600	0165	5/3/2002	325000	1690	470	7	1957	5	15141	N	N	228 SW 166TH ST
7	121700	0365	3/11/2002	246500	1740	0	7	1947	3	12150	N	N	16411 11TH AV SW
7	121700	0383	7/25/2001	189000	1740	0	7	1947	3	10800	N	N	16429 11TH AV SW
7	121700	0457	3/21/2001	370000	1790	770	7	1989	3	9847	Y	N	16645 10TH AV SW
7	024300	0140	10/11/2002	295950	1940	0	7	1992	3	10744	N	N	1311 SW 164TH ST
7	296880	1510	11/26/2001	171000	2160	0	7	1971	2	7620	N	N	16233 9TH AV SW
7	093600	0105	8/20/2002	355000	1370	1370	8	1961	4	36261	N	N	16437 3RD AV SW

***Improved Sales Used in this Annual Update Analysis***  
**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
7	093600	0061	10/9/2001	325000	1480	0	8	1957	4	15040	N	N	16428 3RD AV SW
7	121700	0560	7/1/2002	314000	1520	680	8	1955	3	12153	N	N	16717 8TH PL SW
7	296880	1560	6/22/2001	435000	1860	1370	8	2000	3	7620	Y	N	16232 9TH AV SW
7	121700	0615	1/10/2001	327500	1950	0	8	2000	3	12413	Y	N	16648 SYLVESTER RD SW
7	121700	0650	2/23/2001	325500	1950	0	8	2000	3	9423	Y	N	16644 SYLVESTER RD SW
7	296880	1565	3/7/2001	451500	1990	1340	8	2000	3	7620	Y	N	16238 9TH AV SW
7	302304	9074	10/31/2001	409000	2570	0	10	1990	3	14195	N	N	16624 2ND PL SW

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**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	012303	9148	9/14/2001	125000	IMP COUNT
1	012303	9154	1/5/2001	151000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	012303	9235	9/18/2002	179950	UNFIN AREA
1	012303	9370	1/10/2002	52500	QUIT CLAIM DEED
1	012303	9405	10/5/2001	141000	EXEMPT FROM EXCISE TAX
1	012303	9493	5/24/2002	149500	BANKRUPTCY - RECEIVER OR TRUSTEE
1	012303	9493	9/13/2001	99091	EXEMPT FROM EXCISE TAX
1	012303	9612	12/27/2001	180450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	012303	9650	4/12/2001	300000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	075800	0030	2/8/2002	216900	1031 TRADE
1	122303	9002	5/4/2001	206700	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	122303	9062	12/1/2001	120000	RELATED PARTY, FRIEND OR NEIGHBOR
1	122303	9125	7/16/2002	182000	SEGREGATION AND/OR MERGER
1	122303	9125	7/16/2002	193000	SEGREGATION AND/OR MERGER
1	159160	0035	4/9/2001	238900	RELOCATION - SALE BY SERVICE
1	159160	0035	3/22/2001	238900	RELOCATION - SALE TO SERVICE
1	159160	0055	12/12/2001	33000	QUIT CLAIM DEED; PREV IMP <=10K
1	159160	0057	12/12/2001	69000	QUIT CLAIM DEED; RELATED PARTY, FRIEND
1	159160	0077	6/18/2002	116500	PARTIAL INTEREST (103, 102, Etc.)
1	159160	0135	11/19/2001	75029	QUIT CLAIM DEED; RELATED PARTY, FRIEND
1	159160	0185	10/30/2001	96338	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
1	159160	0270	9/28/2001	125000	QUIT CLAIM DEED
1	159160	0289	3/5/2001	38726	QUIT CLAIM DEED; ASSUMPTION OF MORTGAGE
1	502940	0045	3/19/2002	188450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	630340	0735	10/23/2002	100000	BANKRUPTCY-RECEIVER OR TRUSTEE
1	630340	1040	2/13/2002	152300	IMP CHARACTERISTICS CHANGED SINCE SALE
1	630340	1045	5/8/2002	118950	BANKRUPTCY - RECEIVER OR TRUSTEE
1	630340	1120	6/27/2002	163000	BANKRUPTCY - RECEIVER OR TRUSTEE
1	630340	1160	3/16/2001	67234	RELATED PARTY, FRIEND, OR NEIGHBOR; UNFIN AREA
1	721140	0316	1/9/2001	173000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	721140	0485	7/5/2001	130000	UNFIN AREA
1	721140	0505	5/15/2001	110600	CORPORATE AFFILIATES
1	721140	0525	6/26/2001	172500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	721140	0550	7/29/2002	204500	%COMPLETE ACTIVE PERMIT BEFORE SALE>25K
1	721140	0560	8/28/2002	204500	%COMPLETE ACTIVE PERMIT BEFORE SALE>25K
1	721140	1730	12/8/2001	5035	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
1	721140	1811	3/1/2002	1000	QUIT CLAIM DEED; \$1,000 SALE OR LESS;
1	721140	1925	3/16/2001	155000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
1	726220	0095	5/8/2002	88900	QUIT CLAIM DEED; UNFIN AREA
1	769460	0049	6/5/2002	47300	STATEMENT TO DOR; DOR RATIO
1	769460	0230	3/26/2001	140000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
1	769460	0356	7/24/2001	150000	QUESTIONABLE PER SALES IDENTIFICATION
1	778530	0060	12/6/2001	220000	NON-REPRESENTATIVE SALE FOR AREA
1	815160	0321	11/2/2001	30843	DOR RATIO

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**Area 23**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	815160	0330	5/14/2001	170000	RELATED PARTY, FRIEND, OR NEIGHBOR
1	815160	0660	8/30/2002	124998	UNFIN AREA; ACTIVE PERMIT BEFORE SALE >25K
1	815160	0662	12/27/2001	170000	QUIT CLAIM DEED; RELATED PARTY, FRIEND
1	815160	0821	4/16/2002	123200	QUIT CLAIM DEED
2	052304	9044	2/25/2002	75000	DOR RATIO
2	062304	9137	6/29/2001	160000	UNFIN AREA
2	062304	9216	12/21/2001	1350	QUIT CLAIM DEED; RELATED PARTY, FRIEND
2	062304	9299	9/10/2001	155000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	062304	9333	8/14/2001	145000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	062304	9336	11/13/2001	154950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	062304	9394	6/29/2001	63972	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
2	072304	9114	8/2/2001	45179	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
2	072304	9235	10/28/2002	120000	PREV IMP<=10K
2	072304	9299	1/17/2001	4736	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
2	072304	9338	8/15/2001	199950	IMP CHARACTERISTICS CHANGED SINCE SALE
2	072304	9352	6/19/2002	18210	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
2	072304	9374	5/17/2002	154500	UNFIN AREA
2	072304	9403	11/13/2001	79160	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
2	072304	9439	5/31/2001	170000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	072304	9471	1/17/2002	184000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	072304	9542	9/18/2002	49539	DOR RATIO
2	072304	9619	5/14/2001	53689	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
2	079500	2135	2/9/2001	131000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	079500	2170	1/8/2001	170000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	079500	2245	4/20/2001	41022	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
2	079500	2505	2/25/2002	169000	IMP CHARACTERISTICS CHANGED SINCE SALE
2	104100	0065	7/25/2002	100000	RELATED PARTY, FRIEND OR NEIGHBOR
2	172180	0170	7/17/2001	165000	UNFIN AREA
2	172180	0200	4/25/2001	125000	QUESTIONABLE PER SALES IDENTIFICATION
2	172180	1125	2/2/2001	49863	PARTIAL INTEREST (103, 102, Etc.)
2	172180	1240	12/12/2001	52000	QUIT CLAIM DEED; RELATED PARTY, FRIEND
2	172180	1885	5/22/2002	126000	BANKRUPTCY - RECEIVER OR TRUSTEE
2	241460	0111	8/15/2001	127500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	241460	0210	5/31/2002	118600	EXEMPT FROM EXCISE TAX
2	241460	0330	9/5/2001	153000	SEGREGATION AND/OR MERGER
2	241460	0336	6/17/2002	80000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
2	258680	0040	3/18/2002	1800	QUIT CLAIM DEED; RELATED PARTY, FRIEND
2	258680	0160	5/5/2002	52000	QUIT CLAIM DEED; STATEMENT TO DOR
2	258680	0160	1/15/2002	52000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
2	258680	0160	6/6/2002	52000	TENANT; STATEMENT TO DOR; DOR RATIO
2	289860	0015	4/2/2001	120700	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
2	289860	0140	4/2/2002	193000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	289860	0230	4/8/2002	122000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	316360	0345	12/17/2001	123000	BANKRUPTCY - RECEIVER OR TRUSTEE

**Improved Sales Removed from this Annual Update Analysis**

**Area 23**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
2	345100	0465	12/20/2001	91244	QUIT CLAIM DEED
2	355080	0005	4/18/2002	205000	ESTATE ADMINISTRATOR, GUARDIAN OR EXECUTOR
2	355080	0095	12/5/2001	187500	UNFIN AREA
2	374460	0091	3/9/2001	81433	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
2	374460	0112	3/25/2002	199990	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	374460	0125	5/10/2002	78000	DOR RATIO
2	374460	0616	6/12/2002	219950	UNFIN AREA
2	377430	0030	9/5/2001	160000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	384160	0151	3/28/2002	225000	IMP COUNT
2	384160	0186	11/20/2001	180000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	388380	0050	8/6/2002	345000	NON-REPRESENTATIVE SALE FOR AREA
2	419390	0030	1/24/2002	237500	RELATED PARTY, FRIEND, OR NEIGHBOR
2	505580	0025	9/5/2001	108500	TRADE
2	505580	0040	11/28/2001	82061	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
2	514700	0030	3/28/2002	54901	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
2	514700	0140	7/10/2002	29250	QUIT CLAIM DEED; RELATED PARTY, FRIEND
2	526920	0055	1/8/2001	85000	INADEQUATE REPRESENTATION FOR POOR COND
2	526920	0090	1/22/2002	82526	DOR RATIO
2	526920	0140	10/17/2002	169900	IMP COUNT
2	526920	0140	1/15/2001	133000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	634100	0221	11/27/2001	232000	INADEQUATE REPRESENTATION FOR POOR COND
2	639500	0005	6/14/2001	154000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
2	662040	0345	8/18/2001	172000	OBsolescence
2	688380	0050	3/11/2002	100000	EXEMPT FROM EXCISE TAX
2	752000	0595	10/24/2002	241500	IMP CHARACTERISTICS CHANGED SINCE SALE
2	752000	0595	10/24/2002	120000	QUIT CLAIM DEED
2	752000	0695	11/30/2001	79402	NO MARKET EXPOSURE
2	752040	0100	10/17/2002	55263	DOR RATIO
2	779680	0005	7/9/2001	150000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	788960	1040	5/17/2001	189000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	788960	1047	7/16/2002	65858	DOR RATIO
2	788960	1300	8/1/2001	91500	RELATED PARTY, FRIEND, OR NEIGHBOR
2	788960	1425	2/7/2001	114000	SEGREGATION AND/OR MERGER
2	788960	1470	9/19/2001	188000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	788960	1545	2/26/2001	111350	NON-REPRESENTATIVE SALE FOR AREA
2	788960	2055	5/31/2002	43647	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
2	790760	0030	11/20/2001	159500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	797320	1710	6/25/2002	145000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	797320	2105	11/20/2001	25000	PARTIAL INTEREST (103, 102, Etc.)
2	797320	2210	9/26/2001	224950	IMP COUNT
2	886200	0055	8/6/2002	116000	UNFIN AREA
4	008400	0005	4/4/2001	189900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	034980	0050	6/8/2001	40000	QUIT CLAIM DEED
4	121900	0252	5/8/2002	160000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

***Improved Sales Removed from this Annual Update Analysis***

**Area 23**

**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
4	122200	0071	6/3/2002	950000	MULTI-PARCEL SALE
4	166540	0090	12/21/2001	72871	QUIT CLAIM DEED; RELATED PARTY, FRIEND
4	166540	0140	2/13/2002	169000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	166540	0175	1/3/2001	158500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	182304	9125	3/26/2001	90000	PERSONAL PROPERTY INCLUDED; STATEMENT TO DOR
4	182304	9162	1/2/2001	162000	OBSOLESCENCE
4	182304	9170	5/7/2001	4000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	182304	9234	4/17/2001	36766	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
4	182304	9275	5/21/2002	179950	RELATED PARTY, FRIEND, OR NEIGHBOR
4	189940	0155	2/16/2001	109233	BANKRUPTCY - RECEIVER OR TRUSTEE
4	189940	0185	11/13/2001	222000	1031 TRADE
4	192304	9246	3/9/2001	73163	PARTIAL INTEREST (103, 102, Etc.)
4	339580	0055	5/22/2001	63912	QUIT CLAIM DEED; RELATED PARTY, FRIEND
4	339580	0395	4/29/2002	104808	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
4	433060	0060	8/16/2001	200000	IMP COUNT
4	433060	0255	3/27/2002	155000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	433060	0265	6/13/2001	186555	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	433060	0415	12/28/2001	112000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	433100	0015	11/6/2001	113000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	433100	0310	1/30/2002	147000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	433100	0510	3/29/2002	1830000	MULTI-PARCEL SALE
4	433180	0050	5/29/2001	157000	QUESTIONABLE PER SALES IDENTIFICATION
4	433700	0220	6/6/2001	132908	EXEMPT FROM EXCISE TAX
4	433700	0220	12/31/2001	118380	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	433700	0220	4/15/2002	135500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	433760	0280	8/14/2001	140000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	433820	0050	4/1/2002	140000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	433820	0075	4/25/2001	64883	DOR RATIO
4	433820	0170	10/29/2002	53500	DOR RATIO
4	433820	0215	10/16/2001	149450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	433820	0285	3/6/2001	60000	INADEQUATE REPRESENTATION FOR POOR COND
4	433880	0200	2/12/2001	129950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	433880	0490	6/11/2001	160500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	433880	0540	4/16/2002	158422	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
4	721200	0011	2/22/2002	159900	EXEMPT FROM EXCISE TAX
6	121800	0150	11/30/2001	60000	DOR RATIO
6	121800	0215	3/22/2002	69250	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
6	121800	0695	7/1/2002	120675	RELATED PARTY, FRIEND, OR NEIGHBOR
6	143080	0154	3/28/2001	153700	BANKRUPTCY - RECEIVER OR TRUSTEE
6	143080	0154	3/28/2001	153700	CORRECTION DEED; EXEMPT FROM EXCISE TAX
6	143080	0155	1/7/2002	80000	DOR RATIO
6	143080	0230	4/12/2001	25000	QUIT CLAIM DEED
6	143080	0230	4/12/2001	25000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
6	143080	0230	4/12/2001	25000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO

***Improved Sales Removed from this Annual Update Analysis*****Area 23****(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	192304	9103	8/7/2001	580000	IMP COUNT
6	192304	9187	3/23/2001	380000	INADEQUATE REPRESENTATION FOR WFT
6	192304	9373	8/13/2002	559000	INADEQUATE REPRESENTATION FOR WFT
6	242303	9036	7/30/2002	1460000	IMP COUNT
6	242303	9049	12/17/2001	269500	UNFIN AREA
6	297080	0057	2/25/2002	230000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	416160	0005	6/29/2001	201200	QUESTIONABLE PER SALES IDENTIFICATION
6	763580	0381	12/6/2001	67500	PARTIAL INTEREST (103, 102, Etc.)
6	763580	0682	8/29/2002	96519	DOR RATIO
6	933540	0045	2/8/2001	181000	UNFIN AREA
7	024300	0355	5/25/2001	54958	QUIT CLAIM DEED; RELATED PARTY, FRIEND
7	093600	0095	6/25/2002	240000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	121700	0340	9/21/2001	177500	OBSOLESCENCE
7	296880	0025	3/30/2001	91973	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
7	296880	0125	3/21/2002	59583	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
7	296880	0235	8/7/2001	128000	IMP COUNT
7	296880	0310	4/22/2002	178018	EXEMPT FROM EXCISE TAX
7	296880	0310	5/1/2002	159436	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
7	296880	0315	3/22/2001	196500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	296880	0750	12/4/2001	213000	UNFIN AREA
7	296880	0785	3/29/2001	64813	DOR RATIO
7	296880	1480	8/16/2001	245000	RELATED PARTY, FRIEND, OR NEIGHBOR
7	296880	1510	9/17/2002	315000	IMP CHARACTERISTICS CHANGED SINCE SALE
7	302304	9285	4/4/2001	190000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
7	419740	0081	10/11/2001	225000	UNFIN AREA
7	419740	0150	7/26/2002	325000	NON-REPRESENTATIVE SALE FOR AREA
7	441560	0015	4/24/2002	63776	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
7	502890	0050	3/7/2002	90923	QUIT CLAIM DEED; RELATED PARTY, FRIEND
7	502900	0070	4/17/2001	358000	IMP CHARACTERISTICS CHANGED SINCE SALE

***Vacant Sales Used in this Annual Update Analysis***  
**Area 23**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
1	012303	9500	2/14/02	30000	51836	N	N
1	122303	9295	10/15/01	86450	8470	N	N
1	285360	0176	2/26/01	50000	7392	N	N
2	079500	2510	3/1/02	45000	4110	N	N
2	788960	1502	4/3/02	50000	3120	N	N
2	788960	1966	8/14/02	55000	1911	N	N
2	938220	0110	5/22/02	55000	5132	N	N
4	339580	0490	6/20/01	60000	4045	N	N
6	297080	0027	3/24/01	55000	5200	N	N

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 23**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
1	726220	0030	5/3/01	115000	SEGREGATION AND/OR MERGER
2	079500	2360	11/1/01	73525	RELATED PARTY, FRIEND, OR NEIGHBOR;
2	316360	0260	8/13/01	102500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	505580	0020	1/2/01	40810	QUIT CLAIM DEED;
4	339580	0490	12/26/01	241465	NEW IMP NOT PICKED UP YET
7	296880	1518	7/11/01	75000	RELATED PARTY, FRIEND, OR NEIGHBOR;
7	419740	0056	11/27/01	16500	QUIT CLAIM DEED;



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

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Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
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**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: January 31, 2003

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2003 Revaluation for 2004 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2003. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2003. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr